



**Burlands, Langley Green Crawley RH11 7LG**

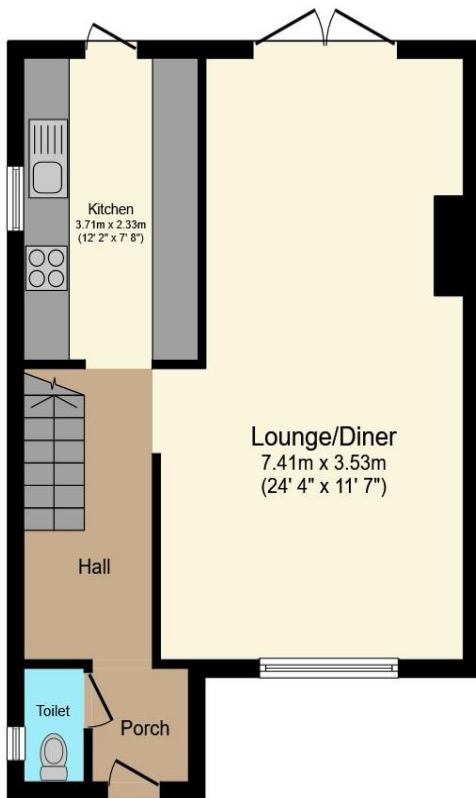


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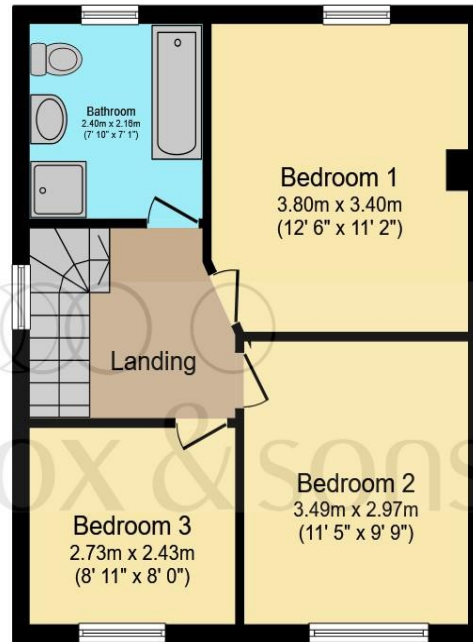
## **Burlands, Langley Green Crawley**

Nestled in the heart of Langley Green, this beautifully refurbished three-bedroom semi-detached home offers modern family living with generous space and thoughtful design throughout. Ideally located within walking distance of local schools and shops.





**Ground Floor**



**First Floor**



**Outbuilding**

### Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

Total floor area 112.2 m<sup>2</sup> (1,207 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Burlands, Langley Green Crawley

- Semi Detached Three Bedroom Family Home
- Refurished Throughout
- Office and Storage Space
- Driveway For Multiple Cars
- Spacious Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£500,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRA111345 - 0003

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## Property Description

Step into the property via a welcoming entrance porch, which provides access to a convenient downstairs cloakroom. The entrance hall leads to the staircase and flows into the heart of the home. Straight ahead, you'll find a refurbished fitted kitchen featuring a stylish range of wall and base units with sleek work-surfaces above. Integrated appliances offer a seamless finish, and a rear door provides direct access to the garden—ideal for entertaining or family meals outdoors. The spacious through living and dining room is a standout feature, offering a modern and versatile space. The living area comfortably accommodates multiple sofas and freestanding furniture, while the dining area is perfectly sized for a six-seater table and chairs. Double doors open out to the rear garden, flooding the room with natural light and creating a lovely indoor-outdoor flow.

Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one and bedroom two are generous doubles, while bedroom three is a comfortable single—ideal for a child's room, guest space, or home office. The family bathroom is well-appointed with a WC, wash basin, bath, and a separate shower cubicle, offering both convenience and comfort.

The rear garden is currently a work in progress, offering a blank canvas for landscaping or outdoor living. It also provides access to a detached office space with an adjoining storeroom, perfect for remote working, hobbies, or additional storage. Driveway to the front.

  
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