





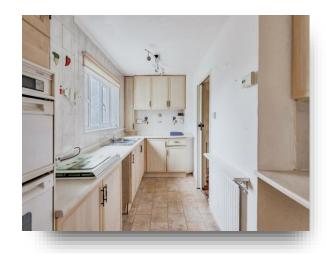
## welcome to

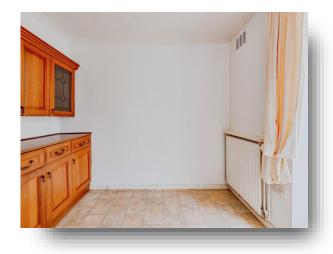
## **Woodfield Road, Crawley**

A spacious end of terrace home on Woodfield Road, Crawley, featuring two bedrooms with built-in wardrobes, a living room, kitchen, conservatory, and family bathroom. External benefits include driveway parking, a garage, and a front and rear garden.





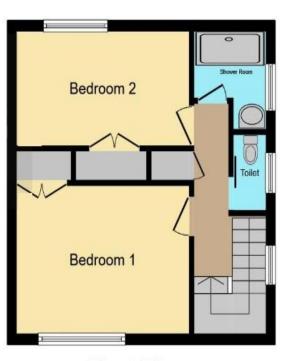












**Ground Floor** 

**First Floor** 

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

### **Agents Note**

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property

#### **Entrance Porch**

5' 4" x 3' 7" ( 1.63m x 1.09m )

#### **Entrance Hall**

7' 7" max x 10' 7" max ( 2.31m max x 3.23m max )

#### **Downstairs Cloakroom**

#### Lounge

16' 4" x 9' 5" max ( 4.98m x 2.87m max )

#### Kitchen

12' 5" x 7' 9" ( 3.78m x 2.36m )

## **Dining Room**

6' 2" x 9' 8" ( 1.88m x 2.95m )

## Conservatory

9' 3" x 8' 8" ( 2.82m x 2.64m )

#### **Bedroom One**

13' 4" x 9' 7" ( 4.06m x 2.92m )

#### **Bedroom Two**

13' 5" x 8' (4.09m x 2.44m)

#### **Bathroom**

#### **Toilet**

### welcome to

## **Woodfield Road, Crawley**

- NO ONWARD CHAIN
- Two Bedroom End-Terrace Family Home
- Kitchen, Dining Room and Living Room
- Driveway & Garage With Electric Doors
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £365,000

# Property Description

This lovely end of terrace home offers a spacious and versatile layout, perfect for modern living. Upon entering, you are welcomed into a welcoming entrance porch and hallway, leading to a convenient WC. The generous living room provides a comfortable space for relaxation, while the well-appointed kitchen and dining room create an ideal setting for family meals and entertaining guests.

A bright and airy conservatory extends the living space, opening out to the rear garden. Upstairs, you'll find two well-proportioned bedrooms, both featuring built-in wardrobes offering ample storage. The modern shower room and a separate WC complete the upstairs accommodation.

Externally, the property benefits from driveway parking and an attached garage, providing secure and convenient parking options. The rear garden offers a private outdoor space, ideal for outdoor dining, gardening, or relaxing in the sunshine.

Perfectly situated on Woodfield Road, this home combines comfortable living with convenient access to local amenities, transport links, and green spaces. An excellent opportunity for first-time buyers, young families, or investors.







Shaws Ro

Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/CRA111764



Property Ref: CRA111764 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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