



Connells

Woodland Drive
Crawley Down

Woodland Drive Crawley Down RH10 4UF

for sale offers in excess of
£400,000



Property Description

Welcome to this extended three-bedroom semi-detached "Rushden" style home, conveniently located in the sought-after village of Crawley Down. While the property would benefit from some redecorating, it offers ample family living space and well-proportioned bedrooms that can be transformed into your dream home.

As you enter, you will notice the ground floor extension that has been cleverly added, creating a versatile "dining room/conservatory" space that expands the original dining room. This addition has resulted in an L-shaped family/dining room, flooded with natural light and offering plenty of space for relaxation and entertaining. From here, you can access the rear garden, allowing for seamless indoor-outdoor living.

The property boasts a generously sized lounge to the front, spanning the width of the property and providing a comfortable inviting space to unwind. A convenient ground floor w.c. and an entrance hall complete the ground floor layout.

Moving to the first floor, you will find three well-appointed bedrooms, accompanied by a family bathroom. Should you require additional space, many owners have extended further by adding a second floor.

Outside, the property offers an above-average-sized garden for this property. The largely laid-to-lawn area presents a great opportunity for landscaping, with a patio area that is ideal for outdoor dining. Parking is made easy with a garage and driveway to the side. Don't miss out on this opportunity - contact our office now!

Entrance Hall

Double glazed door to side, radiator and under stairs cupboard, parquet flooring, carpeted stairs leading to the first floor.

Cloakroom

Low level W.C, wash hand basin, double glazed window to side and tiled flooring.

Lounge

15' 11" x 11' 1" (4.85m x 3.38m)

Double glazed window to front, sliding double doors from the hall, and radiator.

Kitchen/ Reception Room

10' 5" x 7' 5" (3.17m x 2.26m)

A fitted kitchen with a range of base and eye-level units, stainless steel; single bowl sink and drainer, work surfaces surrounding, integrated electric oven and induction hob with cooker hood over, space and plumbing for washing machine, space for dish washer, space for fridge freezer, double glazed window to rear, vinyl flooring, and radiator.

Radiator to reception room, and parquet flooring.

Dining Room/ Conservatory

14' 1" x 9' 10" (4.29m x 3.00m)

Double glazed window to the side and rear,

double glazed French doors leading to the rear garden, parquet flooring, radiator.

Landing

Airing cupboard, loft access with ladder light and part boarded with access to the boiler.

Bedroom One

15' 1" x 7' 11" (4.60m x 2.41m)

Double glazed window to front, built-in unit with draws and shelving, radiator.

Bedroom Two

9' 6" x 9' (2.90m x 2.74m)

Double glazed window to rear, radiator and double built-in wardrobes.

Bedroom Three

11' 6" x 6' 8" (3.51m x 2.03m)

Double glazed window to rear and radiator.

Bathroom

Frosted double glazed window to side, low level W.C, and wash hand basin with storage under, double shower cubicle with power shower over, tiled flooring, spot lighting and radiator.

Garage

Up and over door to front, window and pedestrian door to side, light and power.

Front Garden

Paved driveway with driveway providing parking for 2 cars leading to the garage, area laid to lawn with shrubs, and side gated accessing the rear garden.

Rear Garden

Large patio area, area laid to lawn with fenced borders and mature shrubs, shed, pedestrian access to the garage a side gates giving access to the front driveway.

Agents Note:

'A certificate of probate has been granted.'





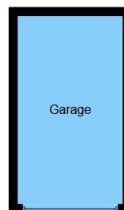




Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP403820

directions to this property:

Travelling from the agent's office in Copthorne Bank proceed onto the A264 towards Dukes Head, take the third exit onto Turners Hill Road, following this road turn left into Sandy Lane, proceed to the T junction, turn right, second left into Station Road, take the second left into Burleigh Way, and the second right into Woodland Drive. The property can be found on the right hand side.

EPC Rating: C

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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