



**Connells**

Alder Close  
Crawley Down



## Property Description

A fabulous opportunity for someone to turn this three bedroom semi into their dream home. The property is located in the village of Crawley Down and is offered for sale with NO ONWARD CHAIN.

The property comprises: two double and one single bedroom, family bathroom and landing to the first floor. On the ground floor there is an extended kitchen, dining room and spacious lounge, which is situation to the front.

There is also an integrated garage with driveway parking.

This one is not to be missed for those with a little imagination and flair.

## Entrance

Double glazed door to the front, radiator, and carpeted stairs leading to the first floor.

## Lounge

15' 3" to bay window x 12' 7" ( 4.65m to bay window x 3.84m )

Double glazed window to the front, radiator and under stairs cupboard.

## Dining Room

9' 3" x 8' 2" ( 2.82m x 2.49m )

Double glazed sliding patio doors to the rear, and radiator.

## Kitchen

15' 11" max x 9' 1" max narrowing to 8' 3" max ( 4.85m max x 2.77m max narrowing to 2.51m max )

The fitted kitchen has a range of wooden base and eye-level units with chrome handles, one-and-a-half bowl sink with drainer, tiled splashbacks surrounding with roll top work surfaces, dual range double oven with Gas hob and stainless steel splash back and stainless steel cooker hood over. Space and plumbing for dishwasher, space and plumbing for washing machine, space for American style fridge freezer. Radiator, part wooden flooring, and spotlights. Double glazed window to the rear, and double glazed pedestrian door to the rear.

## Landing

Double glazed window to the side, airing cupboard, and loft access.

## Bedroom One

12' 6" x 8' 11" + inset ( 3.81m x 2.72m + inset )

Double glazed window to the rear, inset wardrobe with shelving, and radiator.

## Bedroom Two

12' 2" x 9' 8" ( 3.71m x 2.95m )

Double glazed window to the front, and radiator.

## Bedroom Three

7' 5" x 6' 8" ( 2.26m x 2.03m )

Double glazed window to the front, over stairs area, and radiator.

## Bathroom

Frosted double glazed window to the rear, panel bath with shower over, hand wash basin, low level W.C., chrome 'ladder' style towel radiator, and tiled flooring.

## Garage

Single garage with up-and-over door, power and light.

## Front Garden

Driveway parking for 2 cars, area laid to lawn, and path leading to the front door.

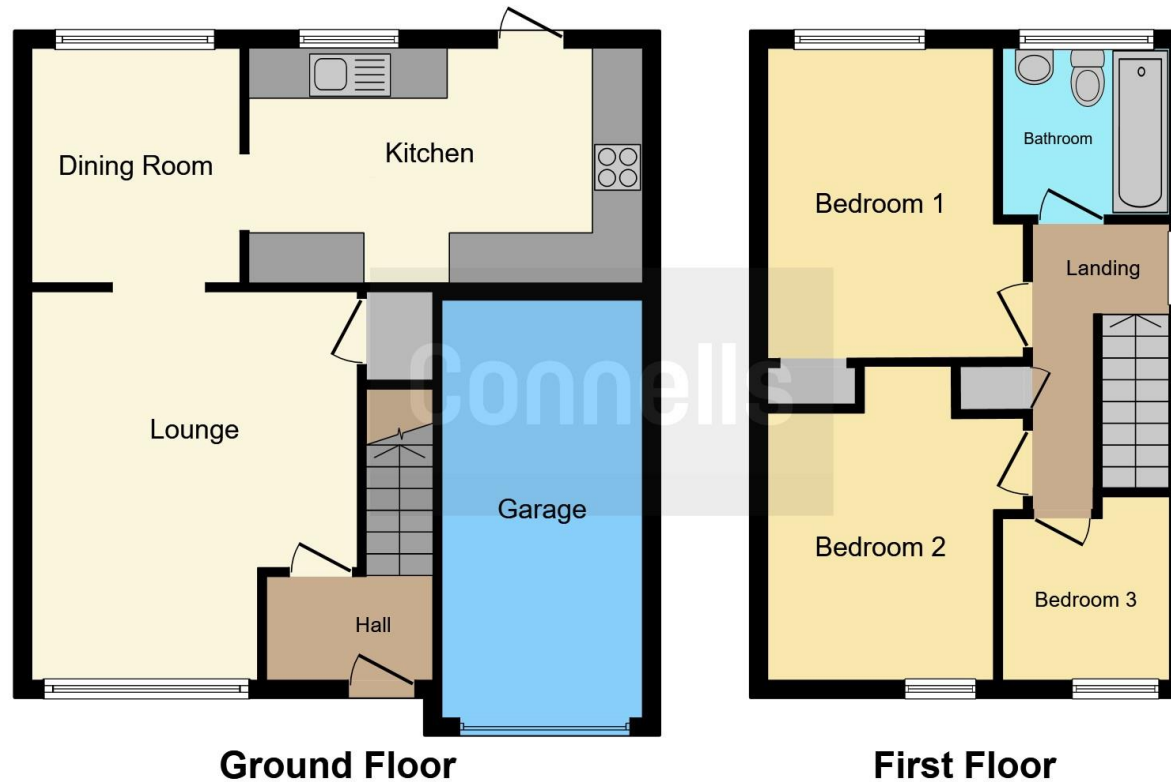
## Rear Garden

Based over two levels, with a large patio area, the next level is laid to lawn with a shed, fenced borders and mature trees.









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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**view this property online [connells.co.uk/Property/COP403866](http://connells.co.uk/Property/COP403866)**

**directions to this property:**

Travelling from our agent's office in Copthorne Bank in an easterly direction, turn right on to Borers Arm Road. Continue for approx 0.6 miles, then turn left onto Copthorne Common Road/A264. At the roundabout, take the 3rd exit onto Turners Hill Road, turn left onto Sandy Lane then left onto Hophurst Lane. Turn right onto Burreleigh way, left onto Woodland Drive, left onto Hazel Way, then turn left onto Alder close where the property is located on the left hand side.

**EPC Rating: Awaited**

Tenure: Freehold



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