







## Property Description

This spacious semi-detached property is located on the popular Burleigh Woods Development in Crawley Down Village.

The property comprises: three bedrooms, with en-suite to master, family bathroom and landing on the first floor, and living/dining room, W.C., kitchen and hall on the ground floor. The garage is attached to the side of the house and there is also a parking space in front of the garage.

The rear garden is fenced and there is a pedestrian door to the rear of the garage from the garden, which is mainly laid to lawn and the perfect space for relaxing and entertaining.

Highly recommended, make sure to add this property to your viewing list.

## Entrance

Double glazed door to the front, covered radiator, storage cupboard, under stairs storage cupboard, carpeted stairs leading to the first floor.

## Living/Dining Room

17' 1" x 16' ( 5.21m x 4.88m )

Double glazed window to the rear, double glazed French patio doors to the rear, TV point, and radiator.

## Cloakroom

Frosted double glazed window to the side, low level W.C., wash hand basin, part tiled walls, radiator, extractor fan, and laminate flooring.

## Kitchen

11' 5" x 9' 3" ( 3.48m x 2.82m )

Fitted kitchen with a range of cream base and eye-level units, work surface surrounding, stainless steel sink one-and-a half bowl with mixer tap and drainer, integrated eye-level electric oven, 4 ring gas hob with stainless steel cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, space and plumbing for dish washer, radiator, cupboard housing the boiler, and laminate flooring. Double glazed window to the front with plantation shutter.

## Landing

Storage cupboard, loft access (part boarded with light), and radiator.

## Bedroom One

13' 7" max x 10' 2" ( 4.14m max x 3.10m )

Double glazed window to the front with plantation shutters, built-in-wardrobe, TV point, and radiator.

## En-Suite

Frosted double glazed window to the front, low level W.C., wash hand basin, tiled shower cubicle with power shower, part tiled walls, laminate flooring, and radiator.

## Bedroom Two

12' 5" x 9' 4" ( 3.78m x 2.84m )

Double glazed window to the rear, and radiator.

## Bedroom Three

10' 5" x 6' 3" ( 3.17m x 1.91m )

Double glazed window to the rear, and radiator.

## Bathroom

Frosted double glazed window to side, panel bath with mixer tap, low level W.C., wash hand basin, extractor fan, partly tiled walls, radiator, and laminate flooring.

## Front Garden

Path to the front of the property, and decorative slate chipping. To the side is access to the garage and driveway parking for one car.

## Garage

20' 7" x 9' 8" ( 6.27m x 2.95m )

Single garage with up-and-over door, pedestrian door to the rear giving access to the garden. Power and light.

## Rear Garden

Patio area, area laid to lawn with shrubs, fenced borders, and side gate leading to the front of the property.

## Solar Panels

Solar panels are located to the rear of the property.

The service charge is approximately £550 annually.



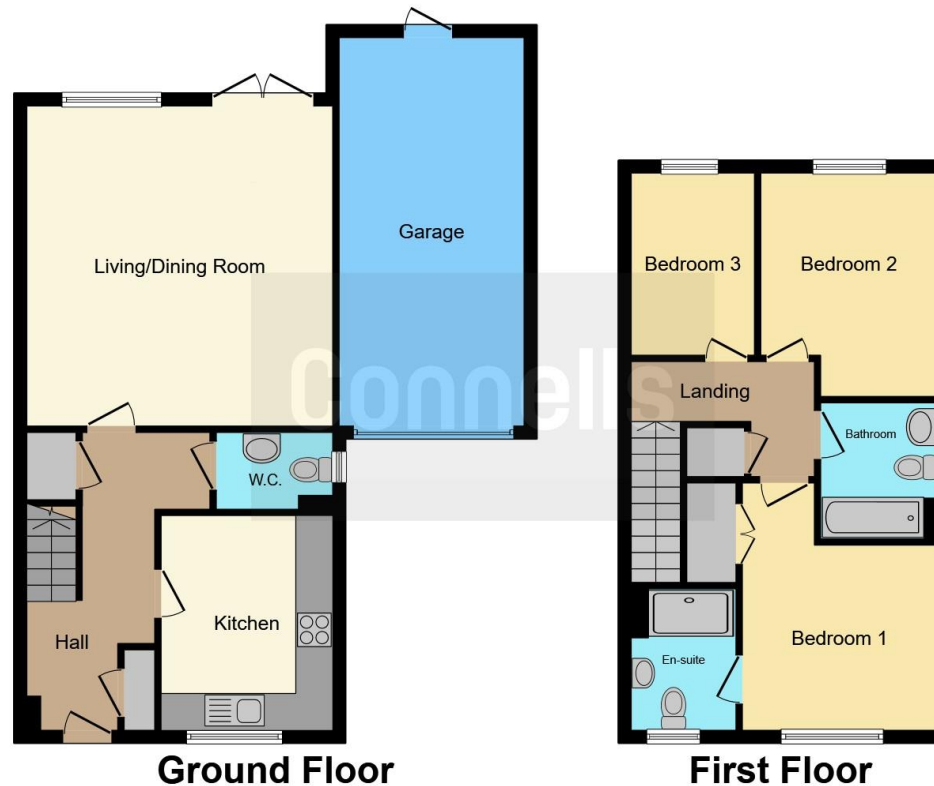












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01342 717 727**  
**E [copthorne@connells.co.uk](mailto:copthorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

**view this property online** [connells.co.uk/Property/COP404137](http://connells.co.uk/Property/COP404137)

#### Directions to this property:

Travelling from Connells on Copthorne Bank, Copthorne, Crawley RH10 3QX, Head west on Copthorne Bank towards Shipley Bridge Lane, turn left onto Brookhill Road, at the roundabout, take the 1st exit onto Copthorne Common Rd/A264, at the roundabout, take the 3rd exit onto Turners Hill Rd/B2028, turn left onto Grange Road, turn right into Kiln Road continue straight past Woodland Close, the road bends round to the left. Travel forwards into Burleigh Woods Development, take the second right and the property can be found on the left-hand side.

**EPC Rating: B**

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.

**See all our properties at** [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: COP404137 - 0004