



**Connells**

Acorn Avenue  
Crawley Down





## Property Description

This attractive three-bedroom detached home is situated on a corner plot, the property is well presented and offers a range of features.

The spacious living room is dual aspect and runs the full depth of the property. The kitchen/diner is also generously sized and well equipped with built-in appliances. It boasts French patio doors, providing access to the patio in the low maintenance rear garden. The ground floor also includes a convenient W.C. and welcoming hallway.

Upstairs, there are three bedrooms, including a master with en-suite shower room. A family bathroom is also located on this floor.

Outside, the rear garden has been carefully planned out, offering a smart and relaxing space for entertaining. The property benefits from two allocated parking spaces.

With the property location, picturesque outlook and space, make sure to add this property to your viewing list.

## Entrance

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

## Cloakroom

Low-level W.C., wash hand basin, part tiles walls, extractor fan, and wooden flooring.

## Living Room

18' x 10' 7" ( 5.49m x 3.23m )

Dual aspect with double glazed window to the front and double glazed window to the side, TV point, and radiator.

## Kitchen/Diner

18' x 10' 5" ( 5.49m x 3.17m )

Double glazed window to the front, double glazed window to the side, and double-glazed French patio doors to the side. A fitted kitchen with grey high-gloss wall and base units with tiled splash backs. Sink with one and a-half bowls and drainer with mixer tap and worksurfaces surrounding, induction 4 ring hob with stainless steel cooker hood over, integrated eye-level electric double oven, integrated dishwasher, space for large table, space for American style fridge freezer, wooden flooring, radiator and spotlights.

## Utility

6' 6" x 6' 4" ( 1.98m x 1.93m )

Grey high-gloss wall and base units with tiled splash backs. Stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space and plumbing for tumble dryer, extractor fan, cupboard housing

the boiler, and double glazed pedestrian door to the rear.

Landing

Double glazed window to the rear, large storage cupboard, radiator, and loft access.

Bedroom One

13' 4" max x 12' 5" max ( 4.06m max x 3.78m max )

Double glazed window to the front, double built-in-wardrobe, and radiator.

En-Suite

Frosted double glazed window to the front, fully tiled shower cubicle, low level W.C., wash hand basin, chrome 'ladder' style towel radiator, extractor fan, tiled flooring, and spotlights.

Bedroom Two

11' 1" x 9' 7" ( 3.38m x 2.92m )

Double glazed window to the front, and radiator.

Bedroom Three

8' 2" x 8' 9" ( 2.49m x 2.67m )

Double glazed window to the side, and radiator.

Bathroom

Frosted double glazed window to the side, panel bath, low-level W.C., wash hand basin,

chrome 'ladder' style towel radiator, extractor fan, shaver point, part tiled walls, tiled flooring, and spotlights.

Front Garden

Fenced borders surrounding grass sections to the front, and wooden bike shed.

Overlooking beautiful woodland to the front of the property.

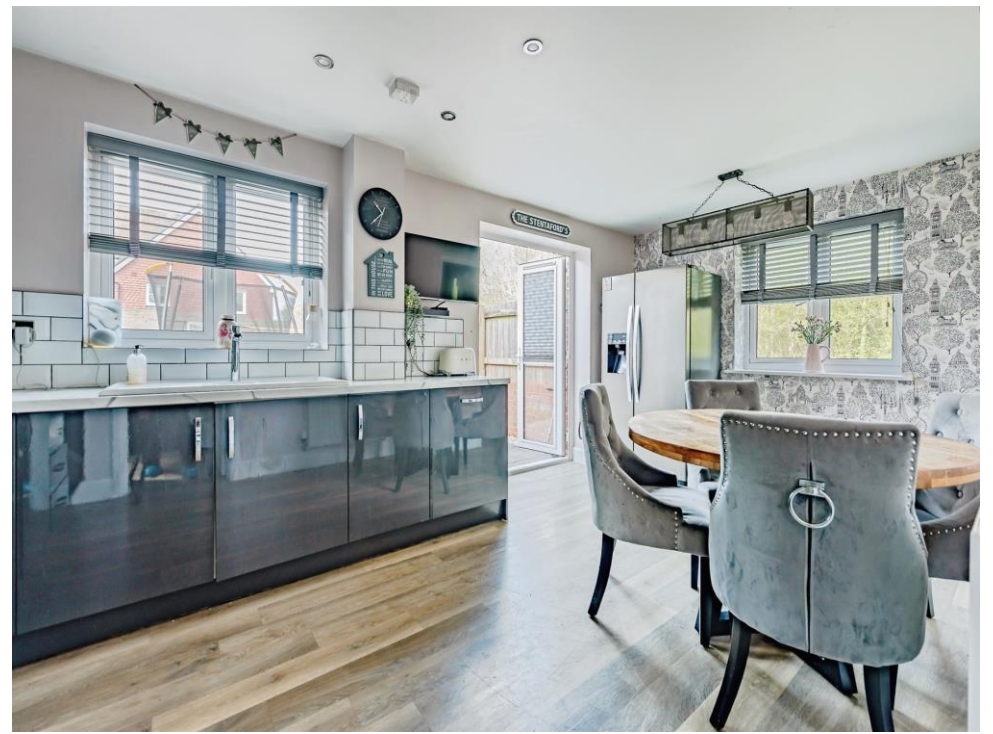
Rear Garden

Fenced and walled borders, patio area, mainly artificial grass, pebble borders, and gate access to the parking spaces.

Two allocated parking spaces to the rear of the garden.



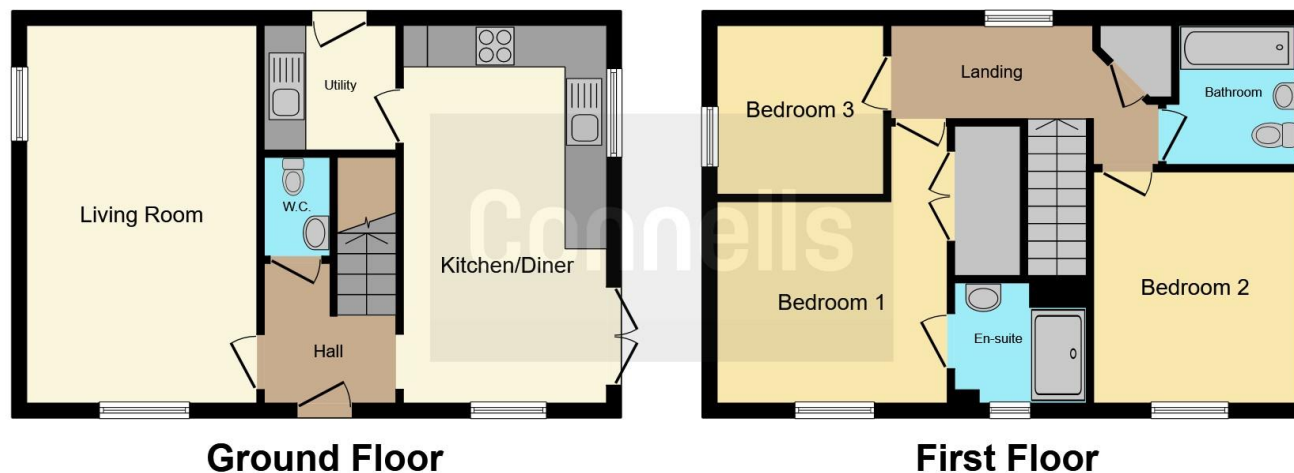












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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/COP404008](http://connells.co.uk/Property/COP404008)

#### 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. Just after this, turn right follow the road along and turn right into Acorn Avenue. The property can be found at the end of Acorn Avenue on the left-hand side.

EPC Rating: B    Council Tax  
 Band: E

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: COP404008 - 0004