



**Connells**

Alder Close  
Crawley Down



# Alder Close Crawley Down RH10 4UL

for sale guide price  
**£425,000-£450,000**



## Property Description

Looking for your next property? This three-bedroom semi-detached "Rushden" is ideally situated in a quiet cul-de-sac within the sought-after village of Crawley Down.

The ground floor offers a welcoming living room, a cloakroom, and a spacious kitchen/diner, providing an excellent space for everyday living and entertaining.

Upstairs, the property features three well-proportioned bedrooms serviced by a family bathroom. Externally the home benefits from an attached garage and driveway parking for several cars, adding both convenience and practicality.

This attractive home is well suited to families and buyers seeking a lovely village setting with good space inside and out.

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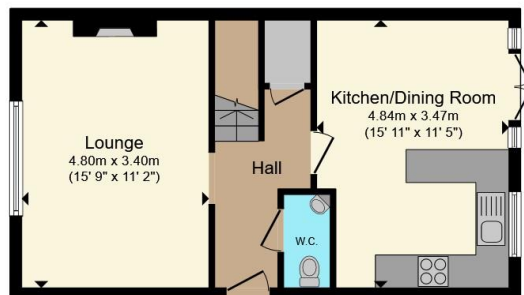




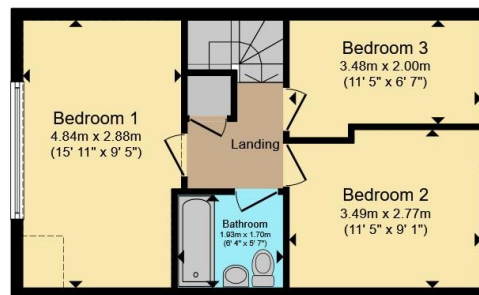




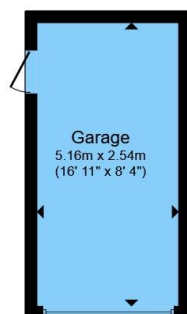




**Ground Floor**



**First Floor**



**Garage**

Total floor area 96.7 m<sup>2</sup> (1,041 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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COPTHORNE RH10 3QX

**view this property online [connells.co.uk/Property/COP404294](http://connells.co.uk/Property/COP404294)**

### Directions to this property:

Travelling from our agent's office in Copthorne Bank in an easterly direction, turn right on to Borer's 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 Burleigh way, left onto Woodland Drive, left onto Hazel Way, then finally left onto Alder close where the property is located on the right-hand side.

EPC Rating: D Council Tax  
Band: D

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.

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Property Ref: COP404294 - 0003