



Connells

Wren Street Turners Hill Park
Turners Hill Crawley

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for sale guide price
£150,000 - £170,000



Property Description

GUIDE PRICE: £150,000 - £170,000. Connells are pleased to present to the market this extremely well presented two bedroom park home, situated on a superb plot, tucked away on the ever popular Turners Hill Park. The property is presented to the market with no onward chain. Internally, the property comprises of a double aspect lounge with patio doors to the side, facing the garden and flooding the property with light. To the rear of the property is an upgraded kitchen, offering ample storage space, alongside space for a range of appliances. There is also a utility room to the side, providing further storage for white goods. There is an inner hall, leading to both bedrooms, with the main bedroom positioned to the front and a second double bedroom to the rear, with patio doors to the garden and currently being used as an art studio. The accommodation is complete with a modern bathroom, with a double width walk in shower. Externally, there is an allocated parking space to the front, with a beautiful wrap round garden, offering a decked area to the front, and a mixture of lawn areas, and patio all with a border of mature shrubs and trees, facing open fields. This popular site, also offers a local convenience store and a social club offering activities for the residents.

Front Garden

Path leading to door. Laid to lawn with mature bushes and trees and decking area to the front.

Inner Hall

With coat hanging space and laminate flooring.

Lounge

17' x 9' (5.18m x 2.74m)

With window to the front and door to the side. TV point, radiator, power points and laminate flooring.

Kitchen

6' 7" x 8' 9" (2.01m x 2.67m)

With window to the rear. Range of wall and base units with worktops over, incorporating chrome sink and drainer. Electric oven, gas hob with extractor over. Built-in dishwasher and cupboard housing wall mounted boiler. Power points and laminate flooring.

Utility Room

11' x 3' (3.35m x 0.91m)

With window and door to side. Space for fridge freezer and plumbing for washing machine. Radiator, power points and laminate flooring.

Bedroom 1

11' 8" x 9' 1" (3.56m x 2.77m)

With window to the front. Radiator, power points and laminate flooring.

Bedroom 2

7' 9" x 9' (2.36m x 2.74m)

With patio door to the rear. Radiator, power points and laminate flooring.

Bathroom

With window to the side. Suite comprising low level WC, wash hand basin with vanity unit under and double width walk-in shower with shower over. Heated towel rail, tiled walls and tiled floor.

Rear Garden

Laid to lawn with patio area and borders of trees, shrubs and bushes, facing open woodland.

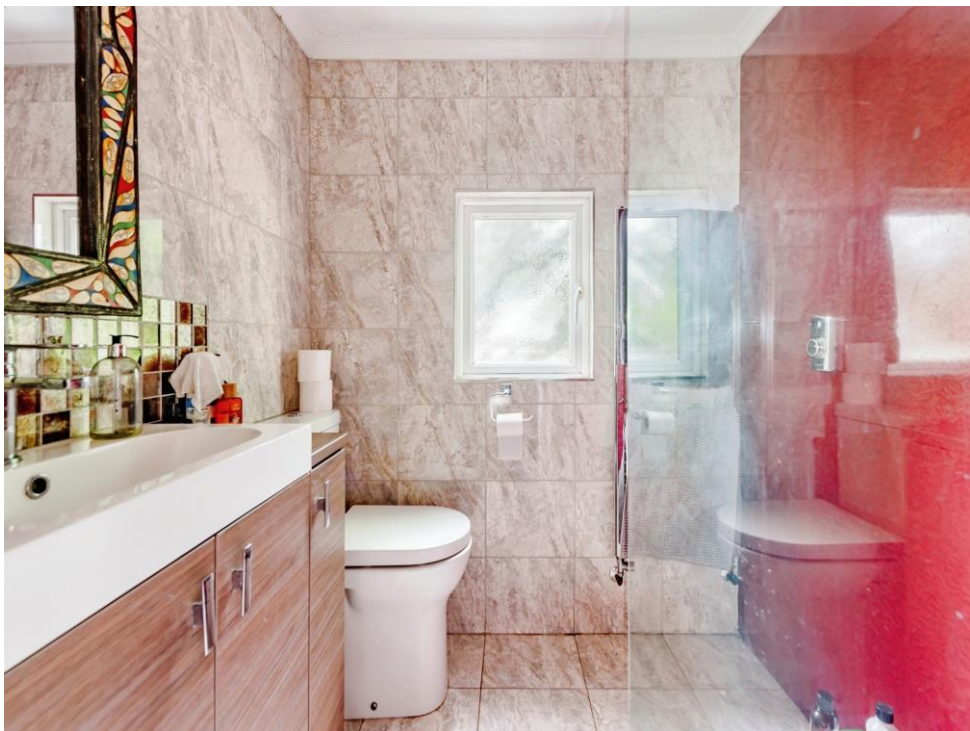
Parking

One space to front of property.

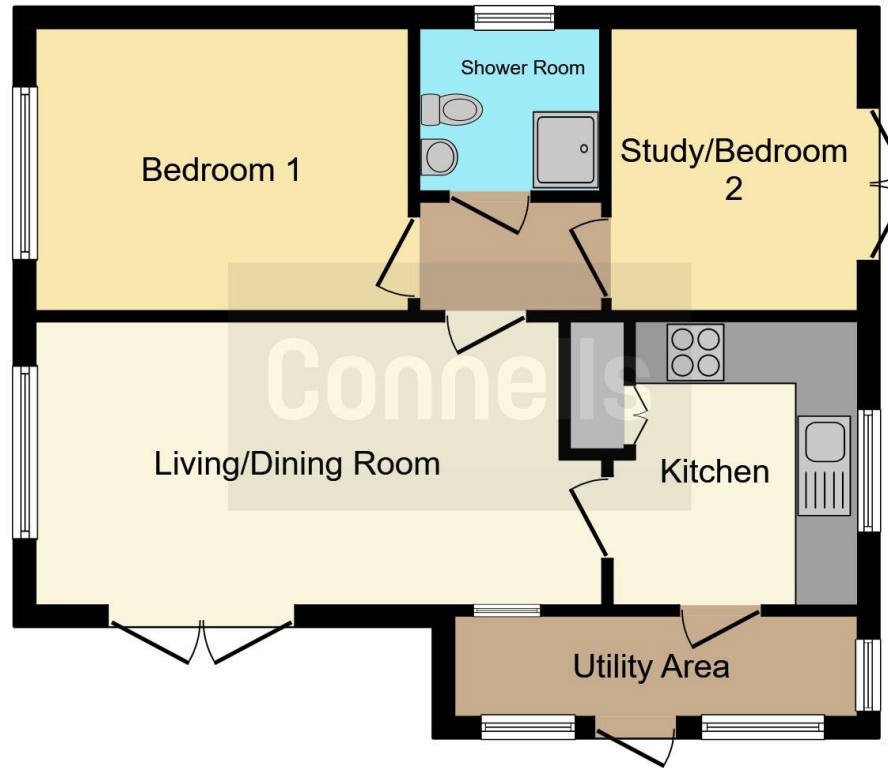
Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









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

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/EGR404582

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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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