



Langley Walk
Crawley, West Sussex RH11 7LR
£365,000

*** Guide Price £365,000 - £375,000 ***

Nestled in the charming area of Langley Green, Crawley, is this Taylor Woodrow semi-detached house, set in a quiet and spacious tree lined road, requiring full modernization, with excellent potential for extensions subject to planning permission. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a welcoming atmosphere.

The property boasts parking for two-three vehicles, benefiting from its own driveway, a valuable asset, allowing for hassle-free access to your home.

Langley Walk is situated in a friendly neighbourhood, offering a sense of community while being conveniently close to local amenities, schools, and transport links.

In summary, this semi-detached house on Langley Walk presents a wonderful opportunity for anyone looking to settle in Crawley. With its spacious layout and practical features, it is a property that truly deserves your attention.



Entrance Hall

Front door opening to entrance hall which comprises of window to side aspect, radiator, access to storage cupboard, stairs to first floor, opening to:

Living Room

Windows to front aspect, radiator, by-folding internal door to:



Dining Room

Windows to rear aspect, radiator, opening to:



Kitchen

Obscure back door leading to rear garden and access to boiler cupboard.

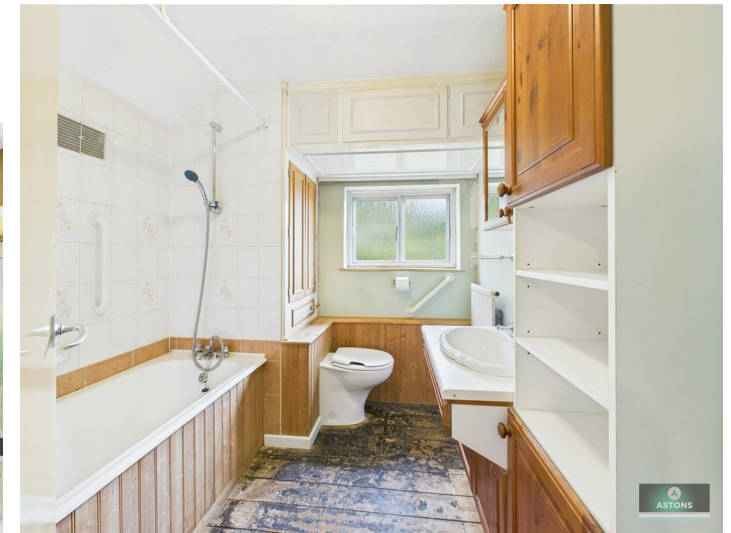


Landing

With access to loft space, obscure side aspect window, doors to:

Bathroom

Obscure window to rear aspect, radiator and airing cupboard.



Bedroom One

Windows to rear aspect, radiator.



Bedroom Two

Windows to front aspect, radiator.





Bedroom Three

Windows to front aspect, radiator.



To The Rear

Mature, spacious and tranquil L-shaped garden with patio area adjacent to property, range of shrubs, hedges and trees to borders, fence enclosed with side gate access.



To The Front

Driveway offering parking for two-three vehicles, lawn front garden.



Anti Money Laundering

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verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

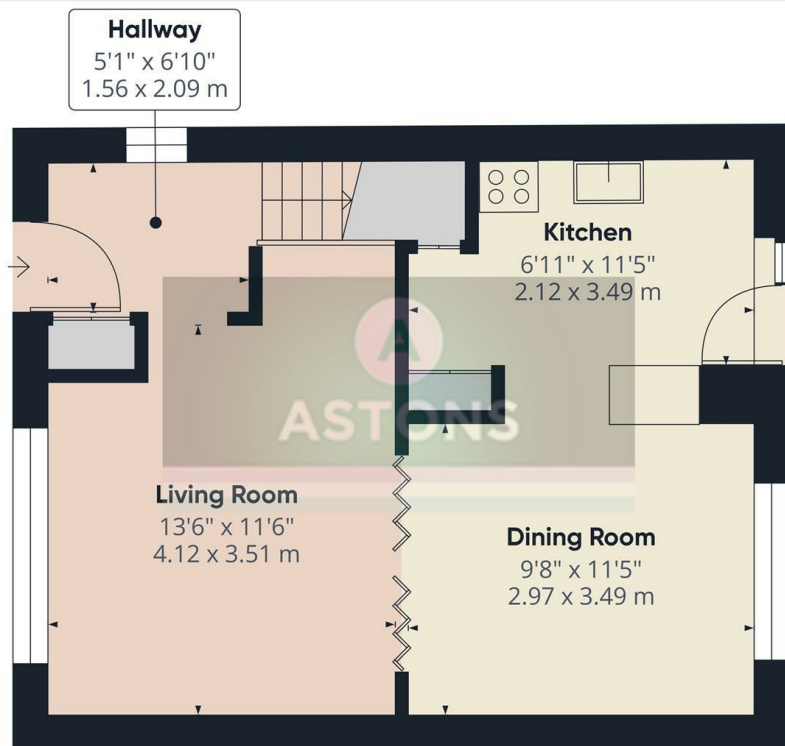
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor

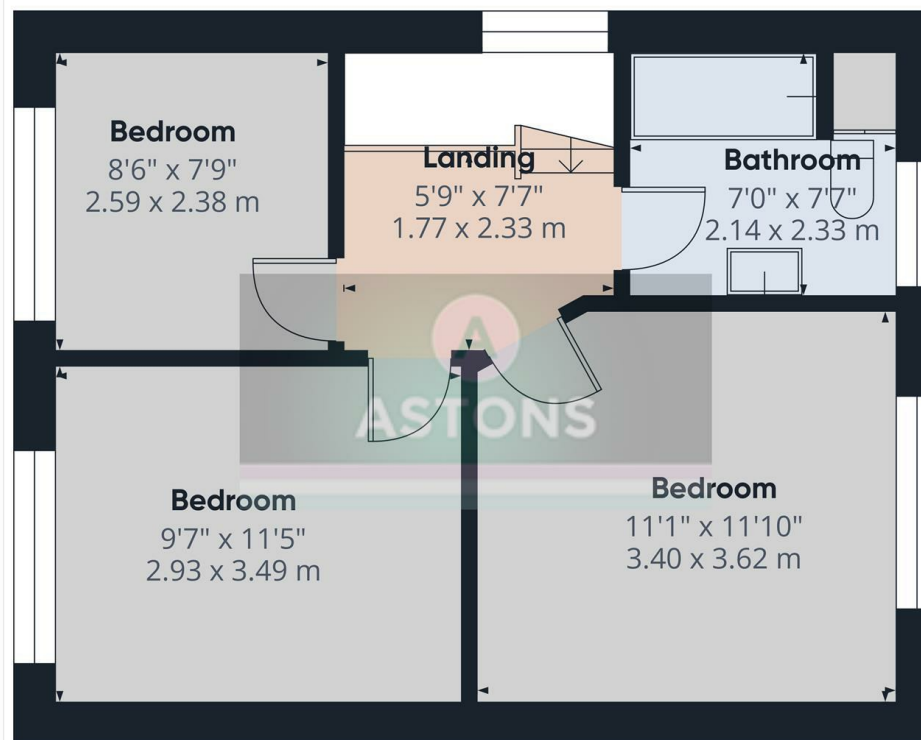


Approximate total area⁽¹⁾
425 ft²
39.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Approximate total area⁽¹⁾
395 ft²
36.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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