



## Langley Walk, Langley Green, Crawley, RH11 7LR

GUIDE PRICE £425,000 - £450,000

Taylor Robinson is delighted to welcome to the market a 3-bedroom immaculately presented semi-detached family home conveniently located within easy access to the local amenities and bus routes to Crawley town centre & Gatwick Airport. The property is offered to the market with no onward chain and has been modernised by the current sellers to a very high standard. The property in brief comprises of an entrance porch leading to a light and airy living room and open plan to a fully fitted and modern kitchen with integrated appliances, quartz work tops and bi folding doors leading to a private rear garden. The first floor doesn't disappoint either with three good sized bedrooms and a family bathroom fitted in a white contemporary suite with bath and separate shower cubicle. Externally you will find a low maintenance good sized private rear garden mainly laid to lawn with garage and parking. To the front of the property, you will find a garden mainly laid to lawn. The property also benefits from double glazing, gas central heating and located close to highly regarded schools.

**Guide Price £425,000 Freehold**

# Langley Walk, Langley Green, Crawley, RH11 7LR



- 3 Bedroom Semi-Detached House
- 3 Good Sized Bedrooms
- Spacious Living Room
- Gas Central Heating
- Immaculately Presented Throughout
- Modern Bathroom with Separate Shower Cubicle
- Garage
- Modern Fitted Kitchen with Integrated Appliances
- Good Sized Private Rear Garden
- Double Glazing

## Entry

6'0" x 2'10" (1.83 x 0.86)

## Living Room

18'10" x 11'9" (5.74 x 3.58)

## Kitchen

18'8" x 11'6" (5.69 x 3.51)

## Stairs to First Floor

## Landing

7'9" x 5'6" (2.36 x 1.68)

## Bedroom 1

11'10" x 11'2" (3.61 x 3.40)

## Bedroom 2

11'7" x 9'9" (3.53 x 2.97)

## Bedroom 3

8'6" x 7'10" (2.59 x 2.39)

## Bathroom

7'5" x 6'10" (2.26 x 2.08)

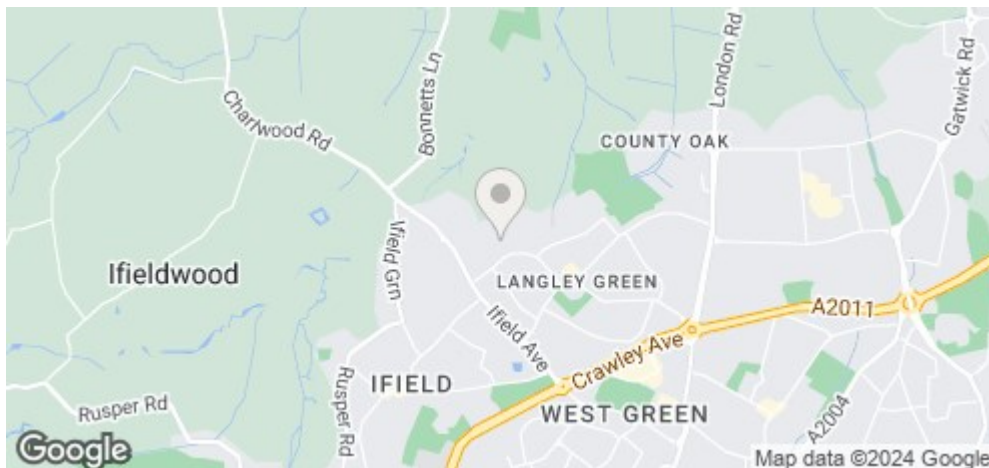
## Outside

## Rear Garden

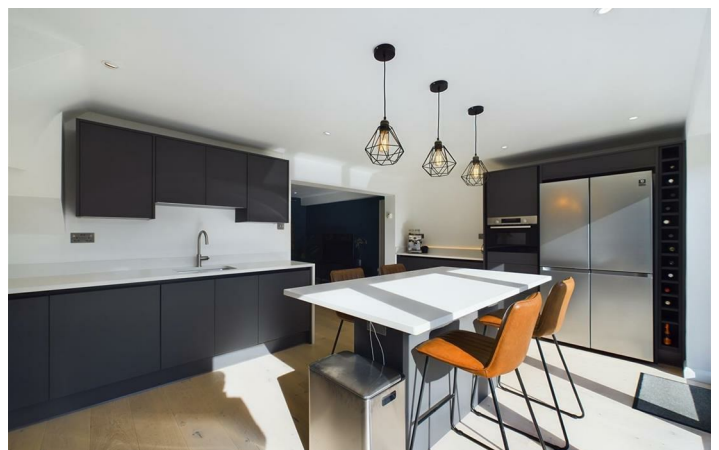
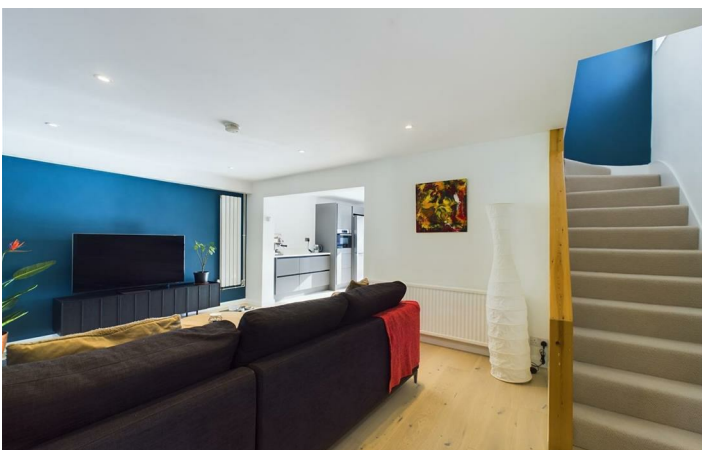
## Garage with Parking

## Front Garden

## Council Tax Band: D







# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC