



Robin Close, Langley Green, Crawley, RH11 7RA

Nestled in the desirable area of Crawley, Robin Close presents an exceptional opportunity for those seeking a modern family home. This charming house boasts three well-proportioned bedrooms and two bathrooms, making it ideal for families or those looking for extra space.

The property has undergone a thoughtful two-storey rear extension, resulting in a spacious living room on the ground floor, perfect for both relaxation and entertaining. The first floor features a generously sized master bedroom, providing a tranquil retreat. The home is in excellent condition throughout, ensuring that you can move in with ease and comfort.

The main shower room has been refitted to a high standard, and an additional new shower room has been added to the ground floor, enhancing convenience for family living. The corner position of the property allows for ample natural light and offers easy access to local shops and schools, making it a practical choice for families.

Transport links are also superb, with the Fastway bus service providing quick connections to Gatwick Airport and Manor Royal, catering to both commuters and frequent travellers. The property is fitted with replacement double-glazed windows and radiator heating, ensuring warmth and energy efficiency throughout the year.

In summary, 20 Robin Close is a beautifully presented home that combines modern living with a convenient location. It is a must-see for anyone looking to settle in Crawley.

£410,000 Freehold

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- Two Storey Rear Extension
- 3 Bedroom end of terrace house
- Refitted shower room & additional shower room to ground floor
- Modern kitchen / breakfast room
- Radiator Heating & replacement double glazed windows
- Corner plot position
- Close to shops, schools and easy access to Fastway buses

Entrance Hall

Bedroom 3

10'10" x 9'11" (3.31 x 3.03)

Family Room

Bathroom

10'9" x 10'2" (3.29 x 3.12)

Outside

Living Room / Dining Room

22'8" x 9'6" (6.92 x 2.91)

Rear Garden

Kitchen / Breakfast Room

15'7" x 11'8" (4.77 x 3.58)

Shower Room

Stairs to first floor Landing

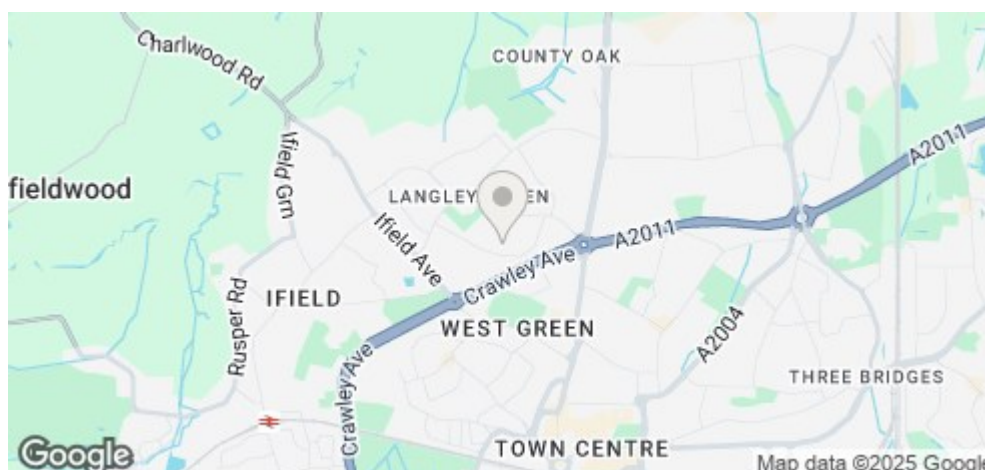
Bedroom 1

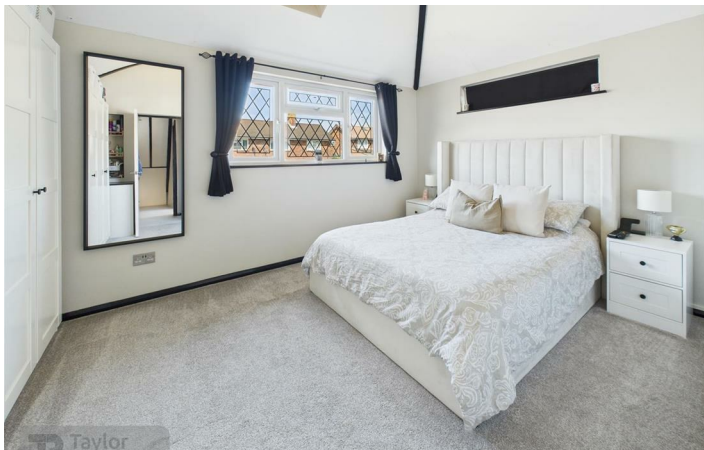
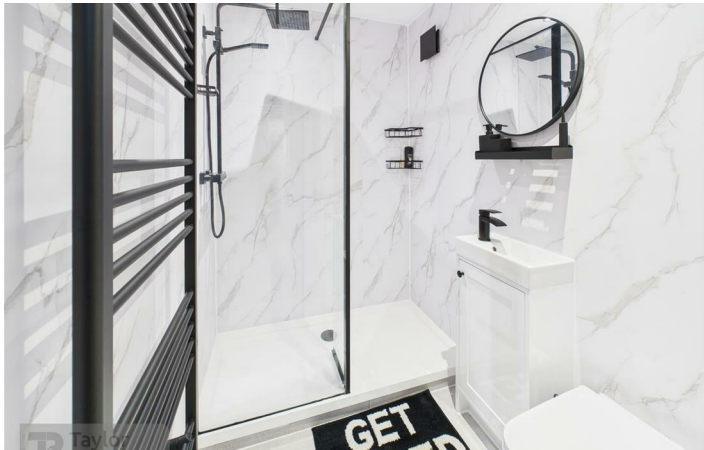
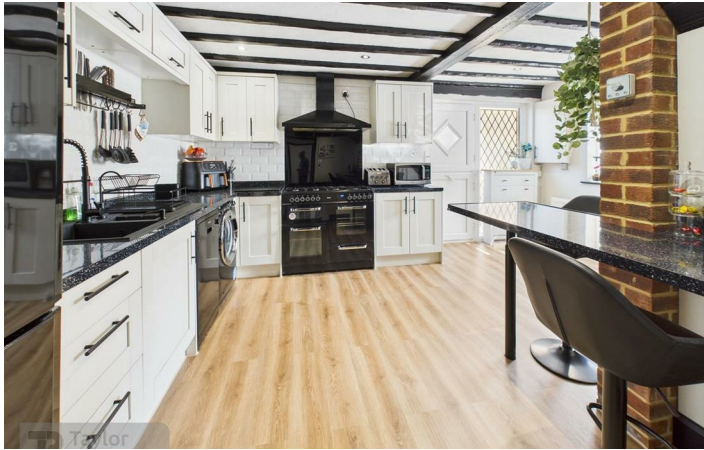
14'4" x 9'11" (4.39 x 3.03)

Bedroom 2

15'8" x 8'7" (4.79 x 2.62)

Council Tax Band: C







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