



## Charlwood Walk, Langley Green, Crawley, RH11 7LH

Nestled in the desirable area of Charlwood Walk, Langley Green, this charming house presents an excellent opportunity for those looking to create their dream home. Spanning an impressive 1,120 square feet, the property is situated on a generous corner plot, offering ample outdoor space and potential for further enhancement.

The ground floor boasts an open plan living space, perfect for modern family living and entertaining. This layout allows for a seamless flow between the living and dining areas, creating a warm and inviting atmosphere. The property features double glazed windows throughout, ensuring a comfortable environment year-round while also enhancing energy efficiency.

Upstairs, you will find three good-sized bedrooms, each offering a peaceful retreat for rest and relaxation. While the house is in need of modernising, this presents a unique chance for buyers to personalise the space to their taste and style, transforming it into a contemporary haven.

Importantly, the property is offered with no onward chain, allowing for a smooth and swift transaction. This is an ideal opportunity for first-time buyers, families, or investors looking to add value in a sought-after location. With its potential and prime position, this house is not to be missed.

**£395,000 Freehold**

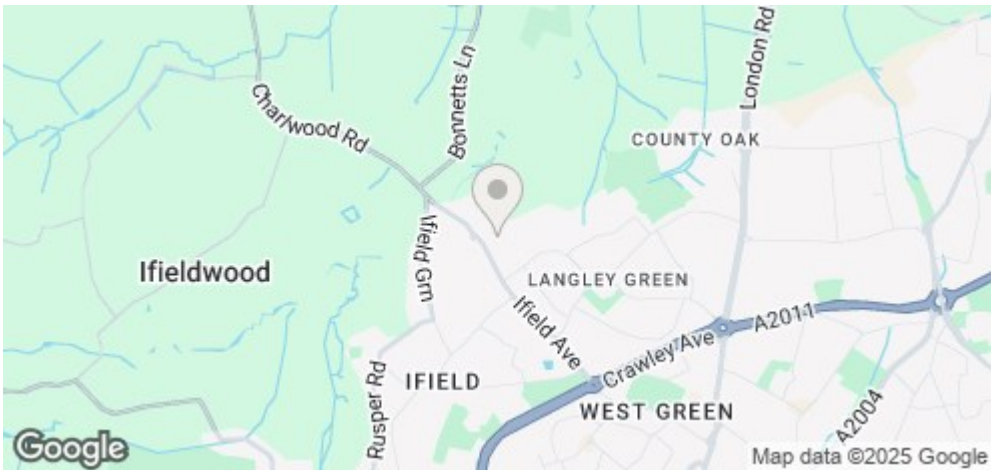
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- No Chain
- 3 bedroom Semi Detached House
- Large open plan living space
- Corner Plot
- Garage & Driveway
- Great Location

|                             |                            |
|-----------------------------|----------------------------|
| Hallway                     | Bedroom 3                  |
| 19'3" x 6'4" (5.89 x 1.95)  | 8'6" x 7'10" (2.61 x 2.41) |
| Living Room                 | Bathroom                   |
| 24'0" x 11'7" (7.32 x 3.54) | 7'10" x 6'7" (2.39 x 2.01) |
| Kitchen                     | Rear Garden                |
| 7'8" x 7'6" (2.36 x 2.30)   | Garage                     |
| Landing                     | Driveway                   |
| 7'4" x 5'6" (2.26 x 1.68)   |                            |
| Bedroom 1                   |                            |
| 12'4" x 9'6" (3.76 x 2.91)  |                            |
| Bedroom 2                   |                            |
| 11'2" x 9'8" (3.41 x 2.96)  |                            |

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 firms 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](mailto:sales@taylor-robinson.co.uk)  
[www.taylor-robinson.co.uk](http://www.taylor-robinson.co.uk)

| 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<br>2002/91/EC |