



## Heron Close, Langley Green, Crawley, RH11 7QX

Situated in Langley Green, Crawley, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in 1955, this older property boasts a generous living space of 1,442 square feet, making it an ideal family home.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The three well-proportioned bedrooms ensure that there is plenty of room for family members or guests alike. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the double glazing, which enhances energy efficiency and provides a peaceful living environment. The radiator heating system ensures warmth and comfort throughout the colder months.

Step outside to discover the enclosed rear garden, a perfect spot for outdoor activities, gardening, or simply enjoying the fresh air. This private space is ideal for families with children or those who appreciate a tranquil outdoor retreat.

Situated in a great location, this property is close to local amenities, schools, and transport links, making it a practical choice for everyday living. With no onward chain, this home is ready for you to move in and make it your own.

In summary, this three-bedroom terraced house in Heron Close is a wonderful opportunity for those seeking a spacious and well-located family home. Don't miss the chance to view this property and envision your future in this lovely setting.

***Offers In Excess Of £350,000 Freehold***

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- No Chain
- Double Glazed windows
- Close to shops & schools
- 3 Bedrooms
- Radiator Heating
- Refitted Kitchen
- Enclosed Rear Garden

Entrance Porch

Entrance Hall

Living Room  
15'10" x 9'3" (4.85 x 2.83)

Kitchen  
9'9" x 9'0" (2.99 x 2.75)

Utility Room  
7'8" x 5'8" (2.36 x 1.75)

Study / Bedroom 4  
10'9" x 5'9" (3.28 x 1.76)

Stairs to first floor Landing

Bedroom 1  
11'5" x 10'9" (3.50 x 3.29)

Bedroom 2  
10'5" x 8'8" (3.20 x 2.66)

Bedroom 3  
8'4" x 7'10" (2.56 x 2.40)

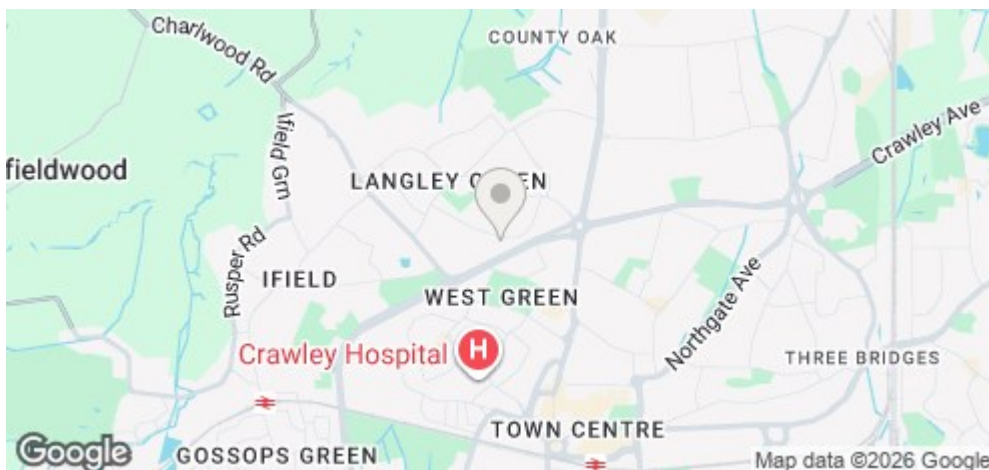
Shower Room

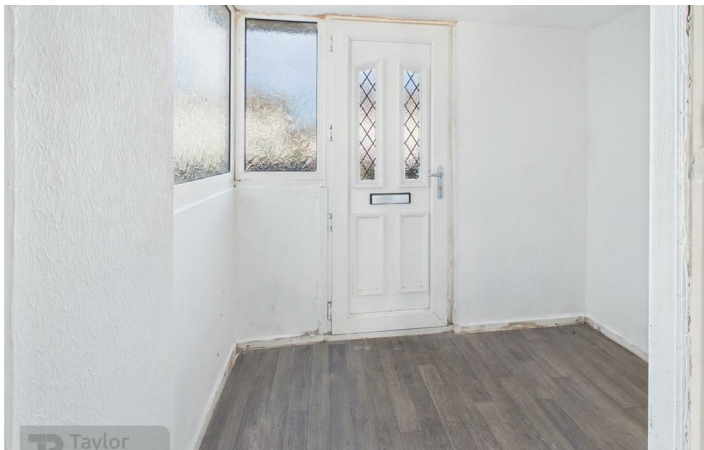
Separate Toilet

Outside

Rear Garden

## Council Tax Band: C





# 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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</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	