



**Rushetts Road, Crawley, RH11 7NQ**

**welcome to**

**Rushetts Road, Crawley**

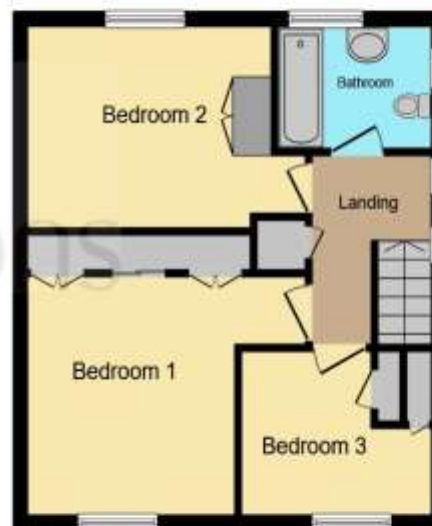
Guide Price £400,000-£425,000. Nestled in the heart of Langley Green, Crawley, this three-bedroom semi-detached family home offers spacious and versatile living accommodation, ideal for growing families. The property is in need of modernisation.







**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

13' 6" max x 11' 2" ( 4.11m max x 3.40m )

### Dining Room

10' 9" max x 9' 8" ( 3.28m max x 2.95m )

### Kitchen

10' 4" x 8' 8" max ( 3.15m x 2.64m max )

### Landing

### Bedroom One

13' 8" max x 9' 6" max ( 4.17m max x 2.90m max )

### Bedroom Two

10' 4" x 10' 1" ( 3.15m x 3.07m )

### Bedroom Three

9' 3" x 7' 4" ( 2.82m x 2.24m )

### Family Bathroom

Total floor area 108.2 m<sup>2</sup> (1,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Rushetts Road, Crawley**

- Three Bedroom Semi-Detached Family Home In Need Of Modernisation
- Spacious Living Room With Double Doors To The Dining Area
- Large Storage Room With Additional Units & Garden Access
- Driveway Parking For Multiple Vehicles
- Generous Rear Garden With Patio, Lawn, Mature shrubs & A Shed

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



### **Property Description**

As you enter the property, you're welcomed by an enclosed entrance porch, perfect for coats and shoes, which leads into the entrance hall with stairs rising to the first floor. At the front of the home is a bright and generously sized living room, featuring a large window for ample natural light and double doors opening into the dining room-a perfect space for entertaining, with room for a six-seater dining table and patio doors that lead out to the garden.

The fitted kitchen, accessible via the dining room and entrance hall, is equipped with a range of wall and base units, offering ample storage and space for freestanding appliances including an oven, washing machine, and fridge/freezer. Just off the kitchen is a large storage room with additional cupboard space and access to both the front and rear gardens, adding convenience and flexibility. Upstairs, the property boasts two well-proportioned double bedrooms, both with built-in wardrobes, and a third single bedroom, ideal as a nursery, home office, or child's room. The family bathroom is fitted with a bath, wash basin, and toilet.

Located in a sought-after residential area, the property is within walking distance of local primary and secondary schools, as well as a parade of local shops, making it ideal for families looking for a home close to essential amenities. This property presents an excellent opportunity for those looking to settle into a spacious and conveniently located family home in Crawley.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CRA111445 - 0002

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