



**Connells**

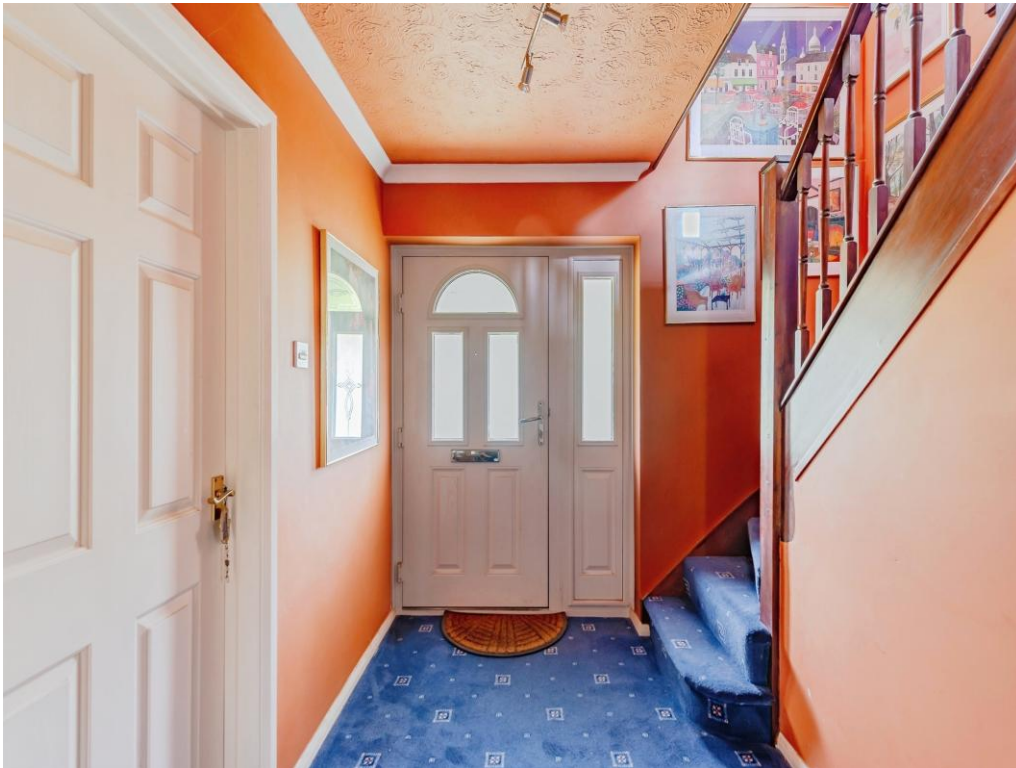
Squires Close  
Crawley Down Crawley



# Squires Close

## Crawley Down Crawley RH10 4JH

for sale guide price  
**£660,000 - £675,000**



### Property Description

Located at the end of a peaceful cul-de-sac in the sought-after village of Crawley Down, this 3/4 bedroom detached home presents a fantastic opportunity for buyers looking to put their own stamp on a property.

While well-maintained, the property would benefit from modernisation throughout, offering huge potential to update and create a stylish family home tailored to your own taste and needs. The ground floor comprises a spacious living room, a separate dining area, and a kitchen with access to the rear garden. Upstairs, there are three well-proportioned bedrooms, the largest of which was originally 2 rooms and can be converted back to offer 4 bedrooms in total and a family bathroom. Externally, the home features a private driveway, and an integrated garage with EV charger, and a secluded rear garden, with plenty of space to extend (STPP) or landscape. Situated in a quiet residential cul-de-sac, within easy reach of local shops, schools, and transport links, this is an ideal purchase for renovators, investors, or families looking to create their forever home.

Viewings highly recommended to appreciate the potential.

### Front Garden

With path leading to front door. Laid to lawn with hedge providing privacy from the road.

### Entrance Hall

With stairs leading to the first floor and storage cupboard. Door through to integrated Garage.

### Cloakroom

Suite comprising low-level WC and wash hand basin.

### Lounge/Diner

35' 9" x 22' 5" ( 10.90m x 6.83m )

Spacious open plan lounge/diner with archway separating the two areas. Dual aspect with patio doors to the rear opening out to the rear garden. Fitted carpet, radiators and power points.

### Kitchen

10' 5" x 12' 4" ( 3.17m x 3.76m )

Range of wall and base units with work tops over incorporating sink and drainer and built-in appliances. Window to the rear and door leading to the garden.

### Landing

With doors leading to all rooms.

### Bedroom 1

10' 8" x 30' 4" ( 3.25m x 9.25m )

Originally two rooms, this spacious large bedroom overlooks the rear garden and has access to the bathroom.

## Bedroom 2

11' 8" x 11' 5" ( 3.56m x 3.48m )

With window overlooking the front garden.

## Bedroom 3

9' 1" x 12' 2" ( 2.77m x 3.71m )

With window overlooking the front garden.

## Bathroom

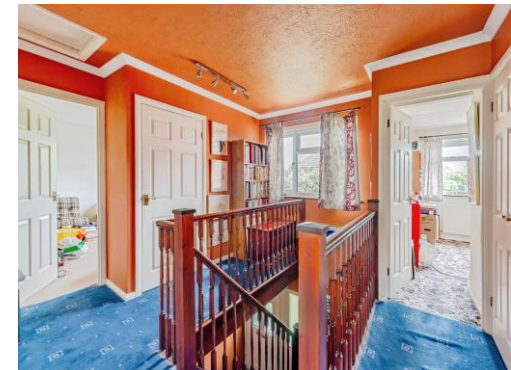
Suite comprising low level WC, wash hand basin and bath with shower over. Door leading to Bedroom 1.

## Rear Garden

Rear Garden laid to lawn with mature tree and shrub borders.

## Parking

Driveway leading to Garage with up and over door and access to the kitchen. EV Charger.















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)

To view this property please contact Connells on

**T 01342 325 911**  
**E [eastgrinstead@connells.co.uk](mailto:eastgrinstead@connells.co.uk)**

90 London Road  
 EAST GRINSTEAD RH19 1EP

EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/EGR405092](http://connells.co.uk/Property/EGR405092)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGR405092 - 0007