



**Connells**

Squirrel Ridge  
Crawley Down



## Property Description

GUIDE PRICE £325,000-£350,000-A two-bedroom end of terraced house located on a generous plot in the popular village of Crawley Down, offering excellent potential.

The property comprises: a fitted kitchen, situated to the front, with space for a dining table, and a lounge situated to the rear opening out to a patio area. To the first floor there are two double bedrooms and a fitted family bathroom.

Externally the property benefits from an elevated rear garden and two allocated parking spaces to the front of the property.

This property offers an ideal opportunity for buyers looking to seek a project whether a first-time buyer or as a next property.

The property is located in the heart of the village centre which provides a variety of sole traders and convenience stores including the award winning "Flanagans" butchers. There is a doctor's surgery, pharmacist, dentist and village school which is highly regarded.

The M23 motorway is a short drive away providing links to Gatwick Airport and London. Three Bridges mainline station is approximately 10 minutes by car and offers frequent trains to London Bridge and London Victoria.

### Entrance Hall

### Kitchen/Dining Room

16' 8" x 7' 8" ( 5.08m x 2.34m )

### Lounge

13' 10" x 9' 3" ( 4.22m x 2.82m )

### Landing

### Bedroom One

13' 10" x 8' 4" ( 4.22m x 2.54m )

### Bedroom Two

10' 4" x 9' 3" ( 3.15m x 2.82m )

### Bathroom

7' 10" x 5' 6" ( 2.39m x 1.68m )

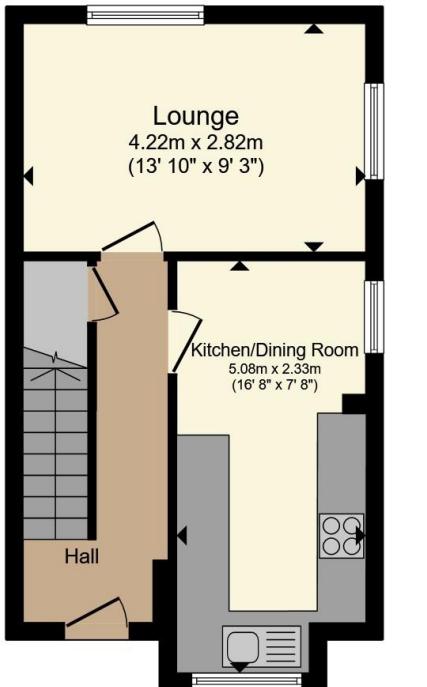
### Two Allocated Parking Spaces

### Rear Garden

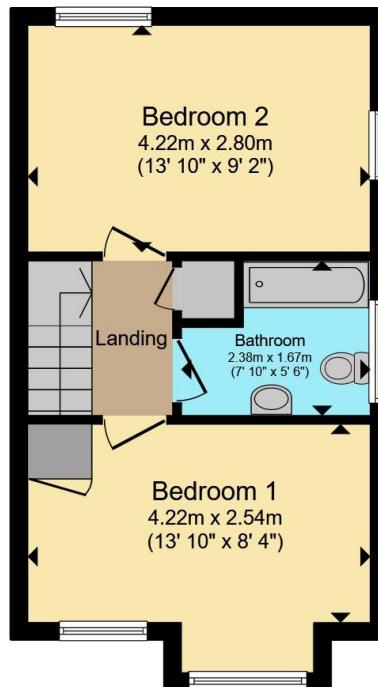








**Ground Floor**



**First Floor**

Total floor area 64.2 m<sup>2</sup> (691 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.propertybox.io](http://www.propertybox.io)

**Connells**

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**view this property online [connells.co.uk/Property/COP404187](http://connells.co.uk/Property/COP404187)**

#### **Directions to this property:**

From the Connells office in Copthorne head in a westerly direction on Copthorne Bank, turn left at The Prince Albert Pub on to Brookhill Road, follow the road to the end turning left at the roundabout on to Copthorne Common Road (A264). At the Dukes Head roundabout turn right (3rd exit) towards Crawley Down. Continue along approximately 1 1/2 miles, taking the left hand turn into Grange Road before the right-hand bend. Continue to the end and at the staggered T junction go straight on in to Kiln Road. Take the first right hand turn into Bricklands. Continue along and the property is located on the right-hand side.

EPC Rating: C    Council Tax  
 Band: D

Tenure: Freehold



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.

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Property Ref: COP404187 - 0005