



**Connells**

Little Paddock Close  
Crawley



### Property Description

The ground floor welcomes you into a central entrance hall with understairs storage, and cloakroom/WC, leading through to a generous lounge/dining room, featuring a bay window and patio doors that create a bright and airy living space. The space flows beautifully into a well-appointed and tastefully designed kitchen/dining room, offering ample storage and worktop space and providing direct access to the garden. Practical additions include a separate utility/laundry room and internal access to a garage currently used as a home gym, with an adjoining store and an abundance of eaves storage.

charging point. Positioned within a quiet residential close, ideally located for local amenities.

Upstairs, the first floor offers four good-sized bedrooms, making the home particularly attractive to growing families. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a well-fitted family bathroom. All bedrooms are thoughtfully laid out around a spacious landing, enhancing the sense of space throughout.



The garden provides an enticing space for entertaining, relaxing and play with a paved patio terrace, wooden outdoor bar with electricity and additional gravelled seating area overlooking a well-maintained lawn and mature shrubs. In addition, there is convenient side access and a personal door to the garage.

Externally, the property benefits from a drive with parking for up to four cars and EV

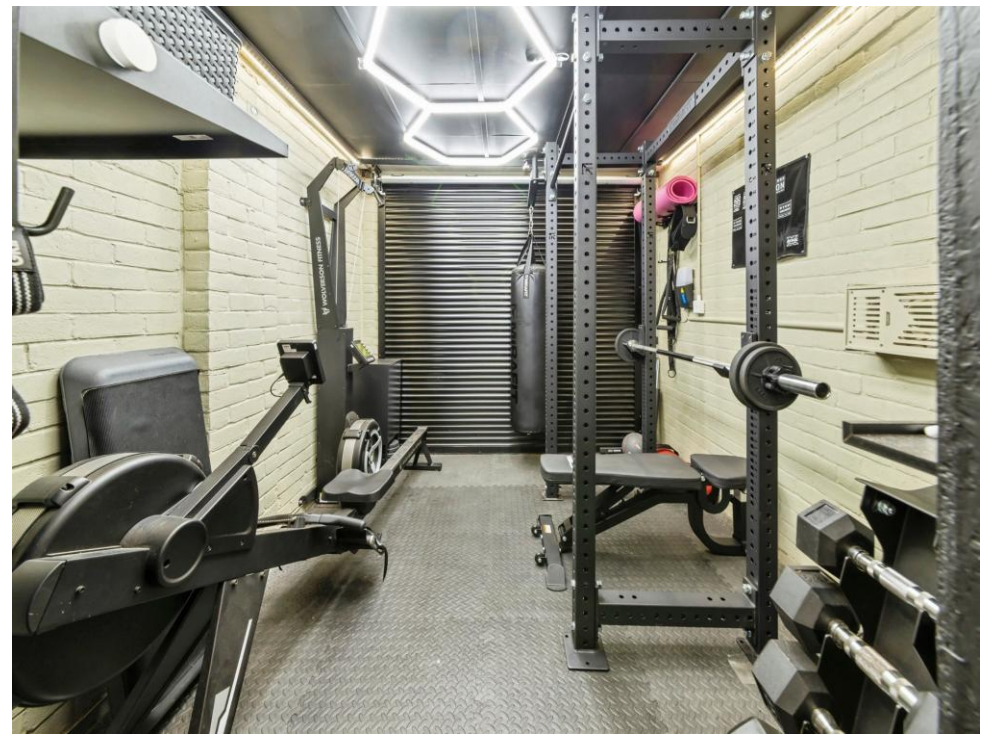
## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.

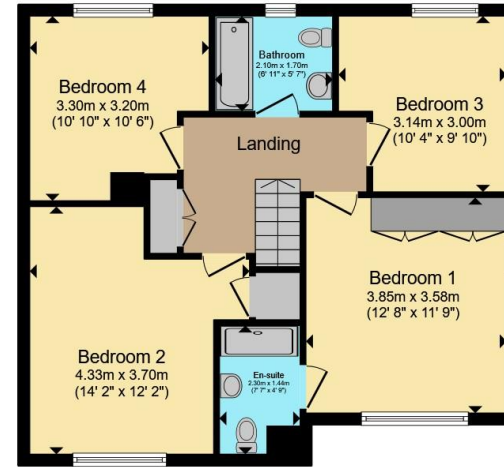








**Ground Floor**



**First Floor**

Total floor area 146.8 m<sup>2</sup> (1,580 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)



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57 High Street  
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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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