



Squirrel Close, Langley Green, Crawley, RH11 7PL

Situated in Squirrel Close, Langley Green, Crawley, this delightful terraced house presents an excellent opportunity for both first-time buyers. The property boasts two spacious double bedrooms, a well-appointed reception room and the addition of a double glazed conservatory.

The house is fitted with double-glazed windows, enhancing energy efficiency and providing a peaceful atmosphere. Radiator heating throughout ensures warmth during the cooler months, making this home cosy and inviting.

The enclosed rear garden offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Its proximity to local shops and schools makes it an ideal location for families and individuals alike, ensuring that all essential amenities are within easy reach.

Offered with no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this charming home in a sought-after area of Crawley.

£325,000 Freehold

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- 2 Double Bedrooms
- Double Glazed Conservatory
- No Onward Chain
- Living & Dining Room
- Enclosed Rear Garden
- Kitchen / Breakfast Room
- Close to Shops & Schools

Entrance Hall

Separate Toilet

Living Room

Rear Lobby

15'8" x 11'0" (4.78 x 3.36)

Outside

Dining Room

Rear Garden

10'7" x 8'5" (3.25 x 2.57)

Conservatory

10'8" x 6'3" (3.26 x 1.91)

Kitchen

11'9" x 8'9" (3.60 x 2.67)

Stairs to first floor Landing

Bedroom 1

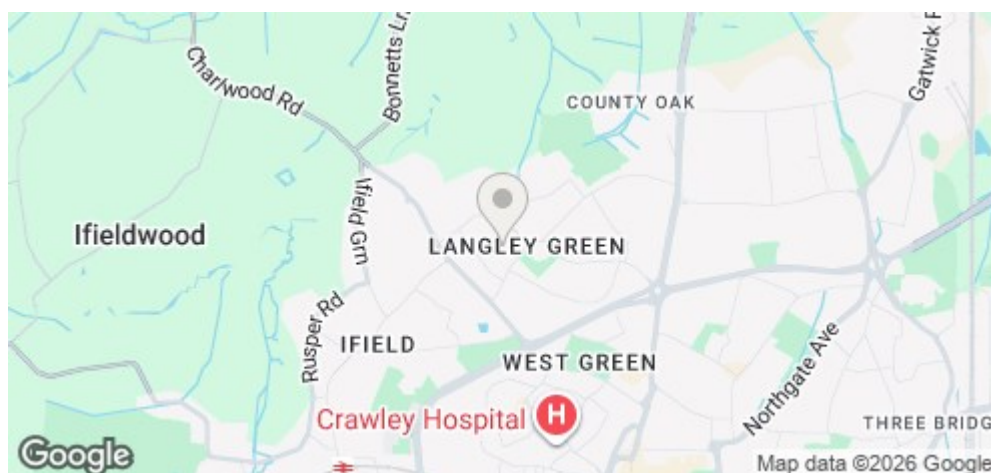
15'8" x 8'7" (4.80 x 2.64)

Bedroom 2

10'11" x 9'10" (3.34 x 3.00)

Shower Room

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 firms 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC