



Connells

Opal House Daffodil Crescent
Crawley

Opal House Daffodil Crescent Crawley RH10 3GQ

for sale guide price
£260,000-£270,000



Property Description

Discover contemporary living in this well-presented two-bedroom first floor flat located in Opal House on the desirable Forge Wood development. Upon entering, you're welcomed into a spacious entrance hall featuring a convenient storage cupboard, perfect for keeping your living space clutter-free.

The property boasts two generously proportioned bedrooms. Bedroom one is equipped with a built-in wardrobe for ample storage as well as benefiting from an en-suite bathroom, providing added privacy and convenience. A modern family bathroom services the second bedroom and guests.

The open plan kitchen and living area creates a bright and inviting space ideal for relaxing or entertaining. The sleek kitchen is fitted with modern appliances and ample cabinetry, seamlessly flowing into the comfortable living area.

Additional features include one allocated parking space for residents, ensuring ease of parking and convenience.

This lovely home combines comfort, functionality, and modern design - a perfect choice for first-time buyers, couples, or investors looking for a fantastic property in Forge Wood.

Entrance Hall

Cupboard housing washing machine/tumble dryer, storage cupboard, radiator and laminate flooring.

Open Plan Kitchen Lounge Diner

23' 1" max x 13' 11" max (7.04m max x 4.24m max)

Lounge Area

Two double glazed windows to rear, Juliette balcony, two radiators and laminate flooring.

Kitchen Area

Matching wall and base units with worktops over, integral fridge freezer and dishwasher. Electric oven and hob with extractor fan. Single drainer stainless steel sink unit with splashbacks. Karndean flooring

Bedroom One

12' 1" max x 9' 1" max (3.68m max x 2.77m max)

Double glazed window to side, built in wardrobes, radiator, access to en suite and carpet as laid.

En Suite

Frosted double glazed window to side, three piece suite comprising of tiled shower cubicle, wash hand basin and low level flush w/c. Tiled walls, radiator and tiled flooring.

Bedroom Two

12' 1" max x 10' max (3.68m max x 3.05m max)

Double glazed window to side, radiator and carpet as laid.

Bathroom

Three piece suite comprising of panel bath with shower over, wash hand basin and low level flush w/c. Radiator, tiled walls and Karndean flooring.

External

Communal Garden

Parking

One allocated off street parking space

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









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

To view this property please contact Connells on

T 01293 515 444
E crawley@connells.co.uk

57 High Street
 CRAWLEY RH10 1BQ

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2007.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY410014

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CWY410014 - 0003