



Connells

Boleyn Close
Maidenbower Crawley

Boleyn Close Maidenbower Crawley RH10 7QJ

for sale guide price
£350,000-£375,000



Property Description

A well presented two-bedroom semi-detached home, ideally situated in the highly sought-after Maidenbower area of Crawley. Offering well-proportioned accommodation throughout.

The ground floor comprises an entrance hall with a convenient cloakroom/WC, a fitted kitchen featuring ample storage and workspace, and a spacious living/dining room to the rear with direct access to the garden, creating an ideal space for both everyday living and entertaining.

Upstairs, there are two well-sized bedrooms and a modern family bathroom. The principal bedroom is particularly generous in size and benefits from built-in storage.

Externally, the property enjoys a low-maintenance, landscaped rear garden with a large patio area, perfect for outdoor dining and relaxation. To the side, there is a covered carport providing off-road parking, with additional storage potential.

Boleyn Close is conveniently located within easy reach of Maidenbower's local amenities, highly regarded schools, bus routes, Three Bridges railway station, and excellent transport links via the M23 and Gatwick Airport.

This charming home combines practical living space with a desirable location, making it an ideal purchase for those looking to take their first step onto the property ladder or for

families seeking a home in a well-established residential neighbourhood. Internal viewings are highly recommended to fully appreciate the condition, space and overall potential this wonderful home has to offer.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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.

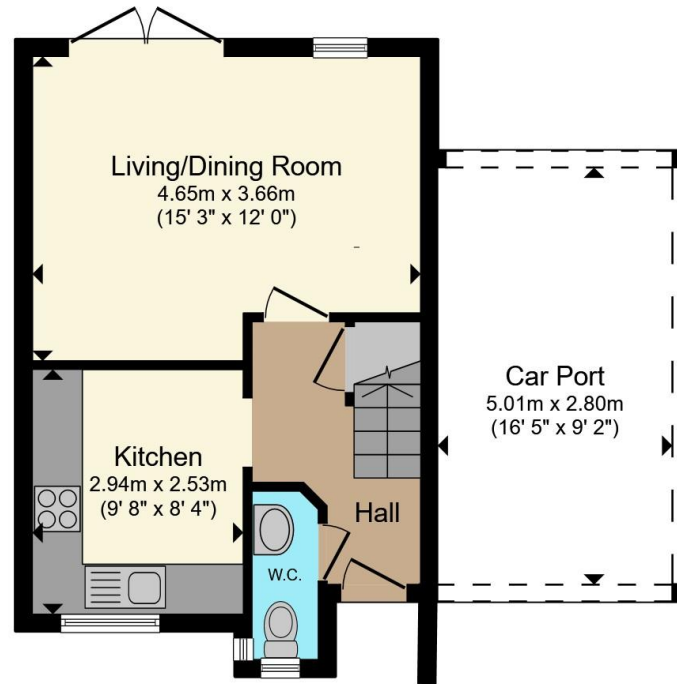
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

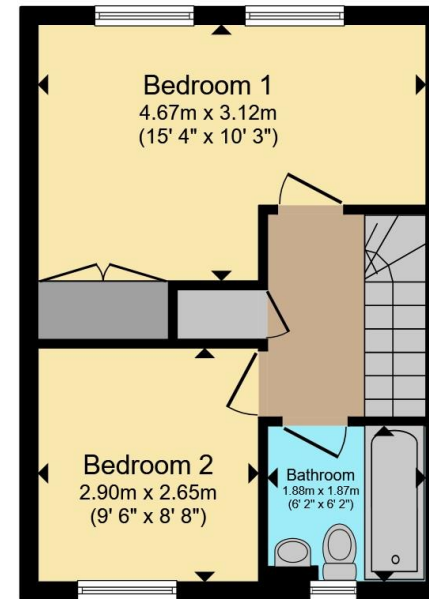








Ground Floor



First Floor

Total floor area 62.4 m² (672 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CWY410151



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