

Connells

Canvey Close
Crawley

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Crawley RH11 9HD

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







Property Description

Guide Price £350,000 - £375,000

A three-bedroom semi-detached family home, ideally situated within a popular residential cul-de-sac in Crawley. Offering spacious and practical accommodation throughout, this property is perfect for families, first-time buyers, or those looking to upsize.

The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, a generous living room and a fitted kitchen/dining room overlooking the rear garden. The layout provides excellent space for both everyday family life and entertaining guests.

To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom, together with a family bathroom accessed from the central landing.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and relaxation, as well as a driveway providing off-road parking and a detached garage offering further parking or useful storage space.

Conveniently located close to local schools, shops, transport links and amenities, this attractive home presents an excellent opportunity for buyers seeking a property in a desirable Crawley location.

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.

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.







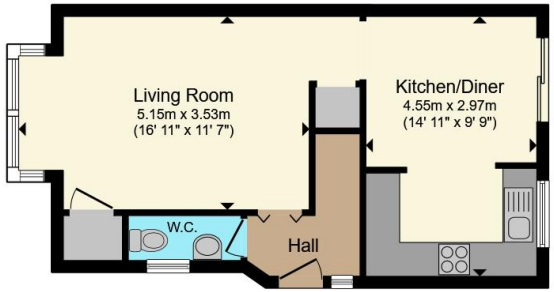




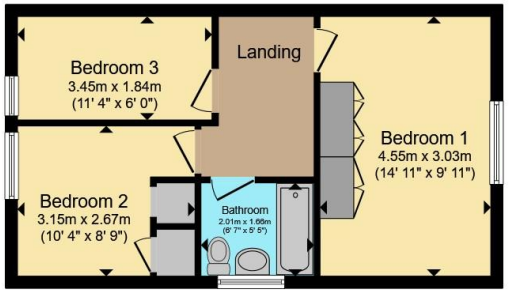




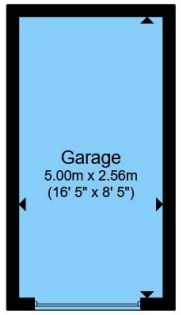




Ground Floor



First Floor



Garage

Total floor area 90.8 m² (977 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

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

57 High Street
CRAWLEY RH10 1BQ

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CWY410325

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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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