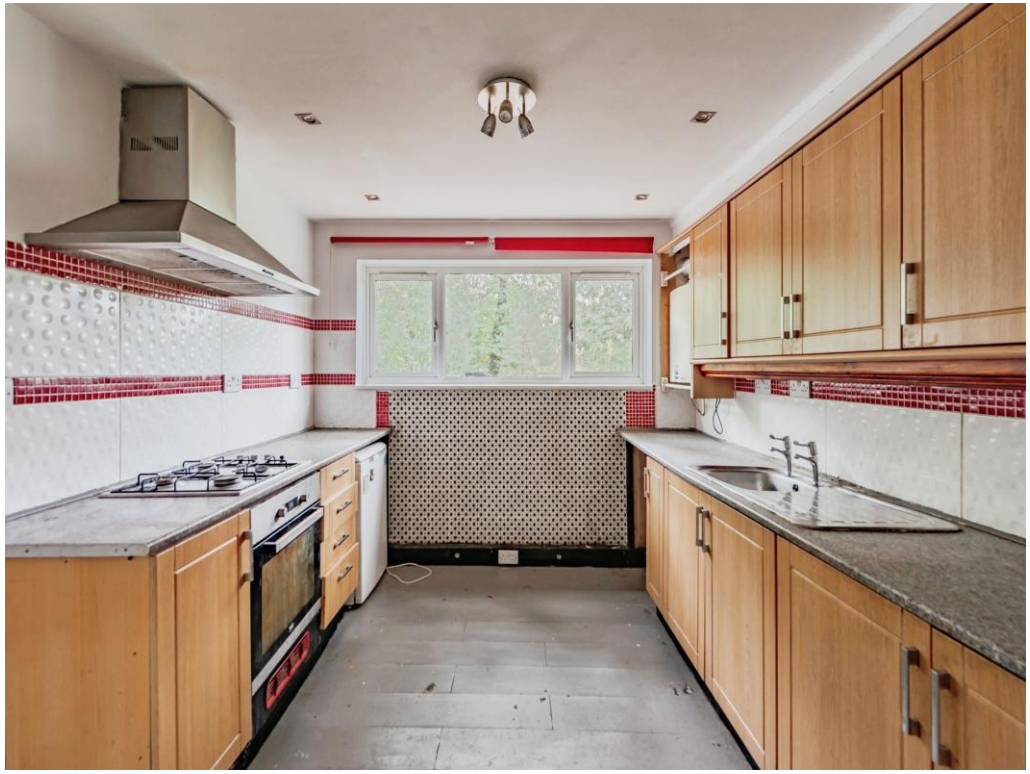


Connells

Cobbett Close
Crawley

Cobbett Close
Crawley RH10 3DR

for sale
£675,000







Property Description

Situated in the desirable Cobbett Close, Crawley, this detached four-bedroom family home occupies an impressive plot and presents a fantastic opportunity for buyers looking to create their dream home. Requiring modernisation throughout, the property offers generous accommodation and plenty of scope to personalise and add value.

The ground floor comprises a spacious reception room, separate dining room, kitchen, utility room, cloakroom and integral garage, while the first floor provides four well-proportioned bedrooms and a family shower room. A standout feature is the substantial terrace, offering elevated views across the rear garden and excellent potential for outdoor entertaining.

Externally, the property benefits from a driveway providing ample off-road parking, together with a beautifully sized rear garden that offers a high degree of privacy and plenty of space for families to enjoy. Located in a sought-after residential position close to local amenities, schools and transport links, this is a rare opportunity to acquire a home with enormous potential in a great location.

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.







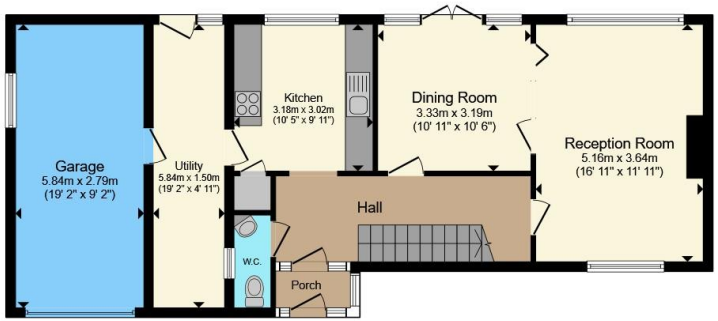




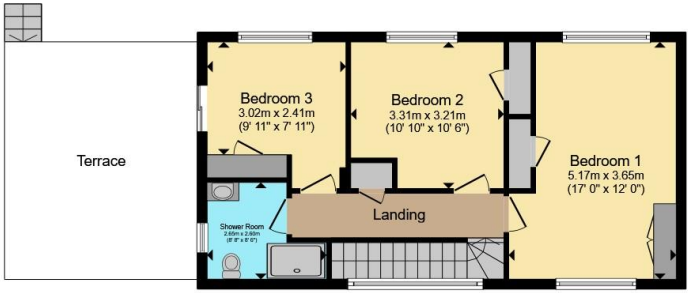








Ground Floor



First Floor

Total floor area 136.9 m² (1,474 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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57 High Street
CRAWLEY RH10 1BQ

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CWY410364

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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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