



Connells

Friars Rookery
CRAWLEY



Property Description

The property opens with a practical entrance porch leading into a generous hallway with stairs rising to the first floor. The bright, airy living room offers ample space for multiple sofas, creating an ideal setting for family gatherings. From here, you can access Bedroom Six, which includes a useful storage cupboard. Positioned at the rear of the home, this versatile room features double doors opening onto the garden and has access to a downstairs shower room, making it perfect for guests or extended family.

At the heart of the property is the kitchen fitted with a range of wall and base units and coordinating work surfaces. This connects to a dedicated dining room, spacious enough for a family dining table and chairs, with double doors leading out to the garden.

To the right-hand side of the property is a second kitchen/living/dining area, ideal for independent living. This section includes an inner hall with access to a shower room and Bedroom Three, which comfortably accommodates a double bed and freestanding furniture. From Bedroom Three, there is access to a utility room with doors opening to the garden.

Upstairs, there are four double bedrooms, two bathrooms, and a separate toilet. Externally, the property benefits from off-street parking for multiple vehicles and a beautifully maintained garden. The outdoor space features a decked area perfect for al fresco dining, leading onto a lawn bordered by mature shrubs and complemented by a garden shed.

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.

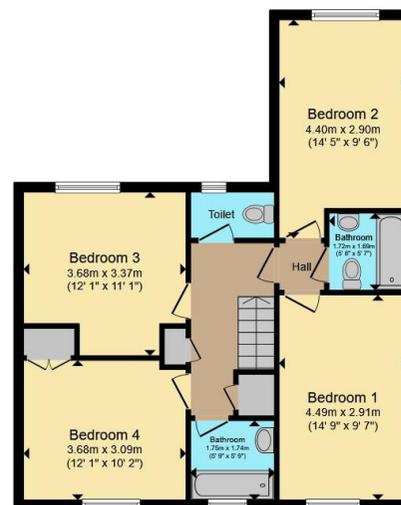








Ground Floor



First Floor

Total floor area 160.2 m² (1,724 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



To view this property please contact Connells on

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57 High Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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