



Connells

Canvey Close  
Crawley



### Property Description

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.

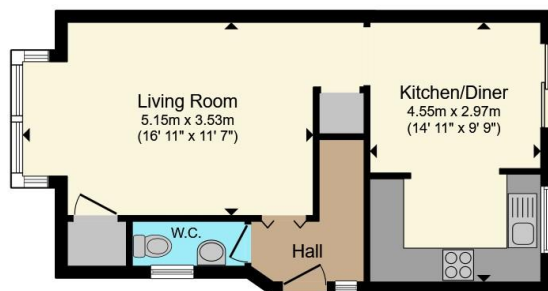
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding,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

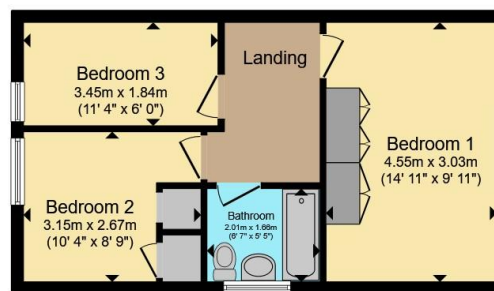




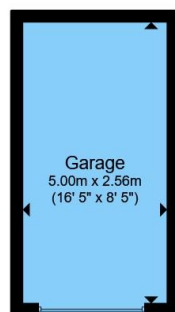




**Ground Floor**



**First Floor**



**Garage**

Total floor area 90.8 m<sup>2</sup> (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](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY410325](http://connells.co.uk/Property/CWY410325)**



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