

Connells

Squirrel Close
Crawley

Squirrel Close
Crawley RH11 7PL

for sale
£450,000







Property Description

Situated in the popular residential location of Squirrel Close, Crawley, this well-maintained and thoughtfully extended four bedroom end-of-terrace family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

Upon entering, you are welcomed by an entrance porch leading into a generous living room, providing an excellent space for both relaxing and entertaining. The property has been extended creating a useful study/bedroom four, ideal for those working from home or requiring additional ground floor accommodation. To the rear, the dining room flows seamlessly into a well-appointed fitted kitchen, while a convenient downstairs cloakroom and utility area complete the ground floor.

The first floor features three well-proportioned bedrooms, including a spacious principal bedroom benefiting from an en-suite shower room. Two further double bedrooms are served by a family bathroom.

Outside, the property enjoys a low-maintenance rear garden with a generous patio and artificial lawn, offering an ideal setting for outdoor entertaining, family gatherings and al fresco dining throughout the year. As an end-of-terrace home, the property benefits from an attractive position within the close.

Conveniently located close to local amenities, well-regarded schools and transport links, this superb home combines practical family living with flexible accommodation and must be viewed to be fully appreciated.

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.







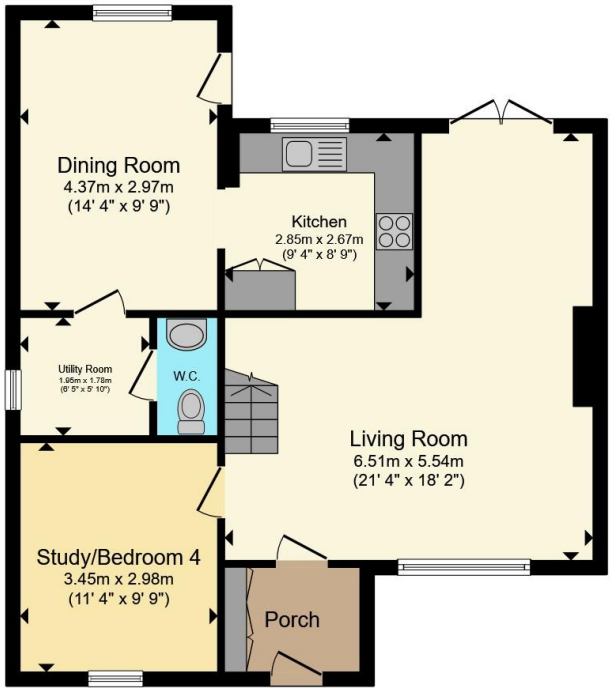




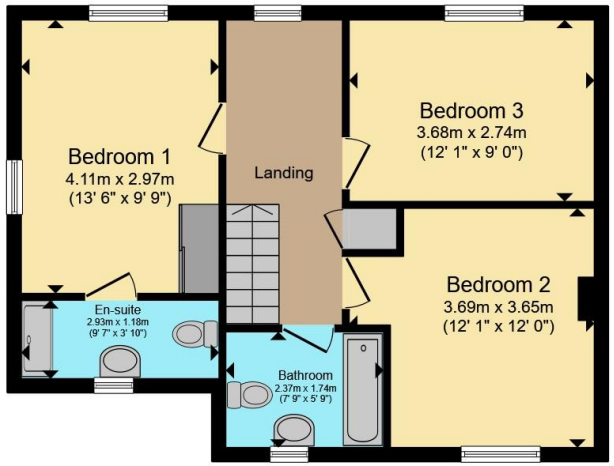








Ground Floor



First Floor

Total floor area 121.0 m² (1,302 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: B

Council Tax Band: C

Tenure: Freehold

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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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