



Connells

West Avenue  
CRAWLEY

# West Avenue CRAWLEY RH10 1SJ

for sale offers over  
**£500,000**



## Property Description

Nestled in a desirable location, this stunning five-bedroom semi-detached residence offers spacious and versatile living across three thoughtfully designed floors. Immaculately maintained, the property boasts a blend of modern elegance and practical comfort.

Upon entering, you are welcomed into a welcoming entrance porch and hallway that lead seamlessly into the generous dining area and a light-filled living space, perfect for family gatherings and entertaining guests. The beautifully presented kitchen features a skylight that floods the space with natural light, creating an inviting environment for culinary pursuits. A convenient downstairs WC adds to the home's practicality.

Upstairs, the first floor accommodates bedrooms 3, 4, and 5, along with a modern family bathroom, providing ample space for family or guests. The top floor is dedicated to the luxurious master bedroom, complete with an en-suite shower room, and bedroom 2, both offering generous proportions and comfort.

Externally, the property benefits from a driveway providing off-road parking, a garage for additional storage, and a charming rear garden. The garden is a tranquil retreat, featuring a lovely cabin-ideal for relaxing, hobbies, or outdoor entertaining.

This beautifully presented home combines spacious living with contemporary touches, situated in a sought-after area of Three Bridges. An internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

## Entrance Porch

Double glazed doors, double glazed window to side, tiled flooring.

## Entrance Hall

Under stairs storage cupboard, space for washing machine, radiator and laminate flooring.

## Cloakroom

Double glazed window to side, low level flush wc, wash hand basin, ladder radiator and laminate flooring.

## Lounge

11' 1" max x 11' 2" max ( 3.38m max x 3.40m max )

Double glazed door to kitchen, feature fireplace, radiator and laminate flooring.

## Dining Room

11' 6" max x 11' 2" max ( 3.51m max x 3.40m max )

Double glazed window to front, radiator and laminate flooring.

## Kitchen

17' 1" max x 8' 6" max ( 5.21m max x 2.59m max )

Double glazed windows and doors to rear, double glazed sky light, matching wall and base units with worktops over, double bowl sink unit, space for fridge freezer, dishwasher, range style cooker with extractor hood. Laminate flooring.

## Landing

Double glazed window to side, wood flooring.

## First Floor

### Bedroom Three

11' 9" max x 12' 4" max ( 3.58m max x 3.76m max )

Double glazed window to rear, radiator and wooden flooring.

### Bedroom Four

9' 8" max x 11' 3" max ( 2.95m max x 3.43m max )

Double glazed window to front, radiator and carpet as laid.

### Bedroom Five

8' 6" max x 8' max ( 2.59m max x 2.44m max )

Double glazed window to front, radiator and wooden flooring.

## Bathroom

Frosted double glazed window to rear, three piece suite comprising of Victorian style bath with claw feet, wash hand basin vanity unit and low level flush wc. Radiator and laminate flooring.

## Second Floor

### Bedroom One

11' 5" max x 10' 9" max ( 3.48m max x 3.28m max )

Double glazed Juliet balcony to rear, radiator and laminate flooring.

### En Suite

Frosted double glazed window to rear, three piece suite comprising of walk in shower cubicle, wash hand basin and low level flush wc. Radiator and vinyl flooring.

### Bedroom Two

18' 5" max x 6' 9" max ( 5.61m max x 2.06m max )

Two double glazed sky light windows, radiator and carpet as laid.

## External

### Rear Garden

Two decked areas, patio leading to cabin at rear.

### Cabin/Outbuilding

15' 7" max x 9' 7" max ( 4.75m max x 2.92m max )

### Garage

8' 6" max x 16' 7" max ( 2.59m max x 5.05m max )

### Driveway

Parking for 2/3 cars.

## 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 Oriol 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.









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.focalagent.com](http://www.focalagent.com)

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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