

FOLKLANDS

CHALDON ROAD, CRAWLEY

GUIDE PRICE £350,000



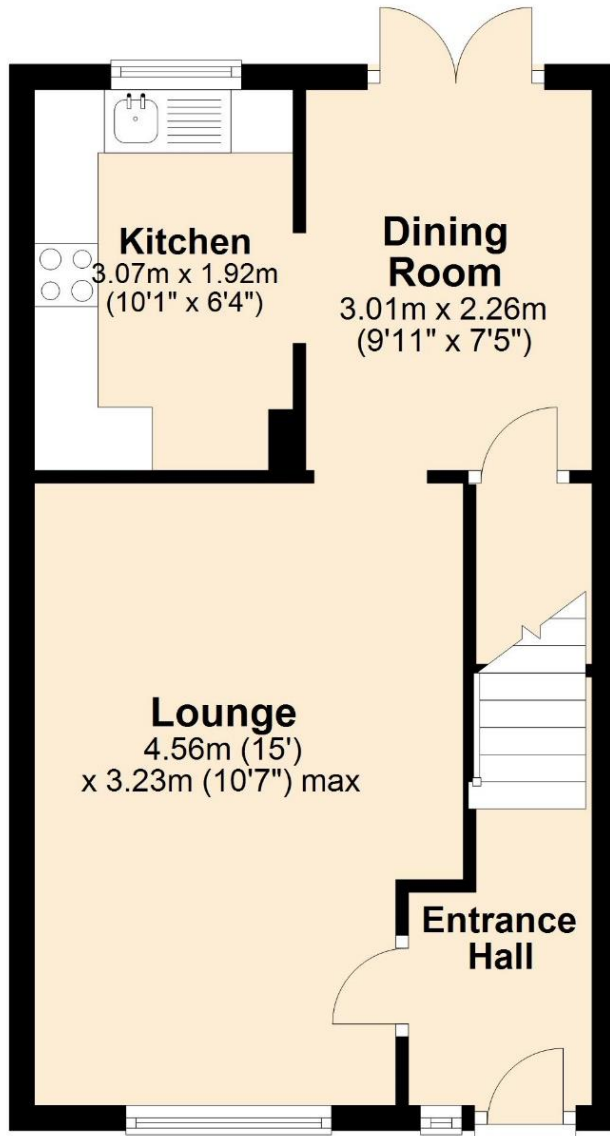
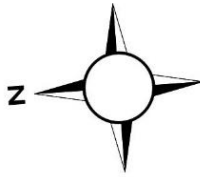






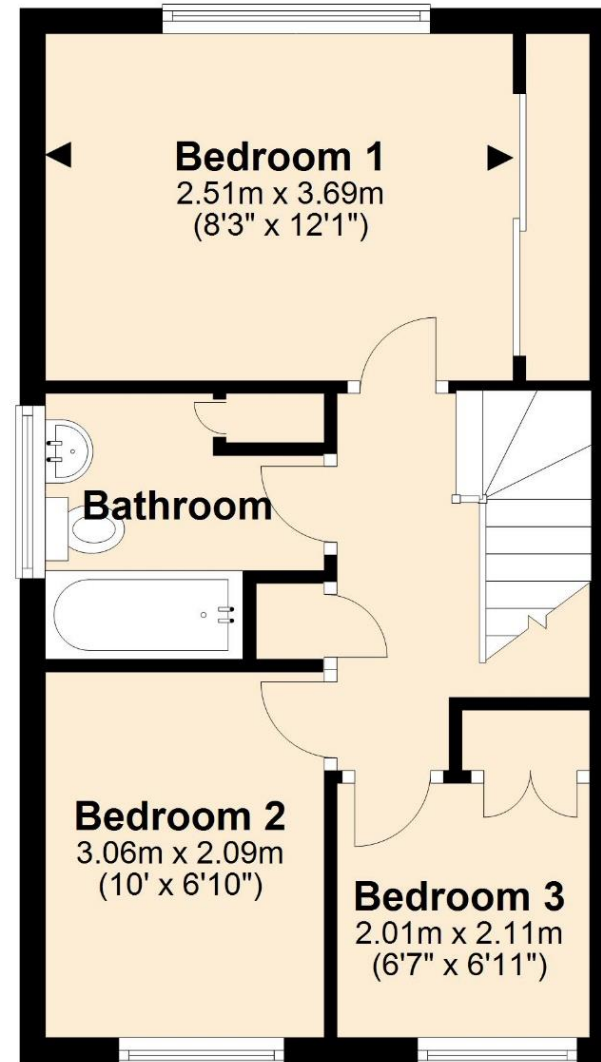
Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Total area: approx. 67.0 sq. metres (720.9 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

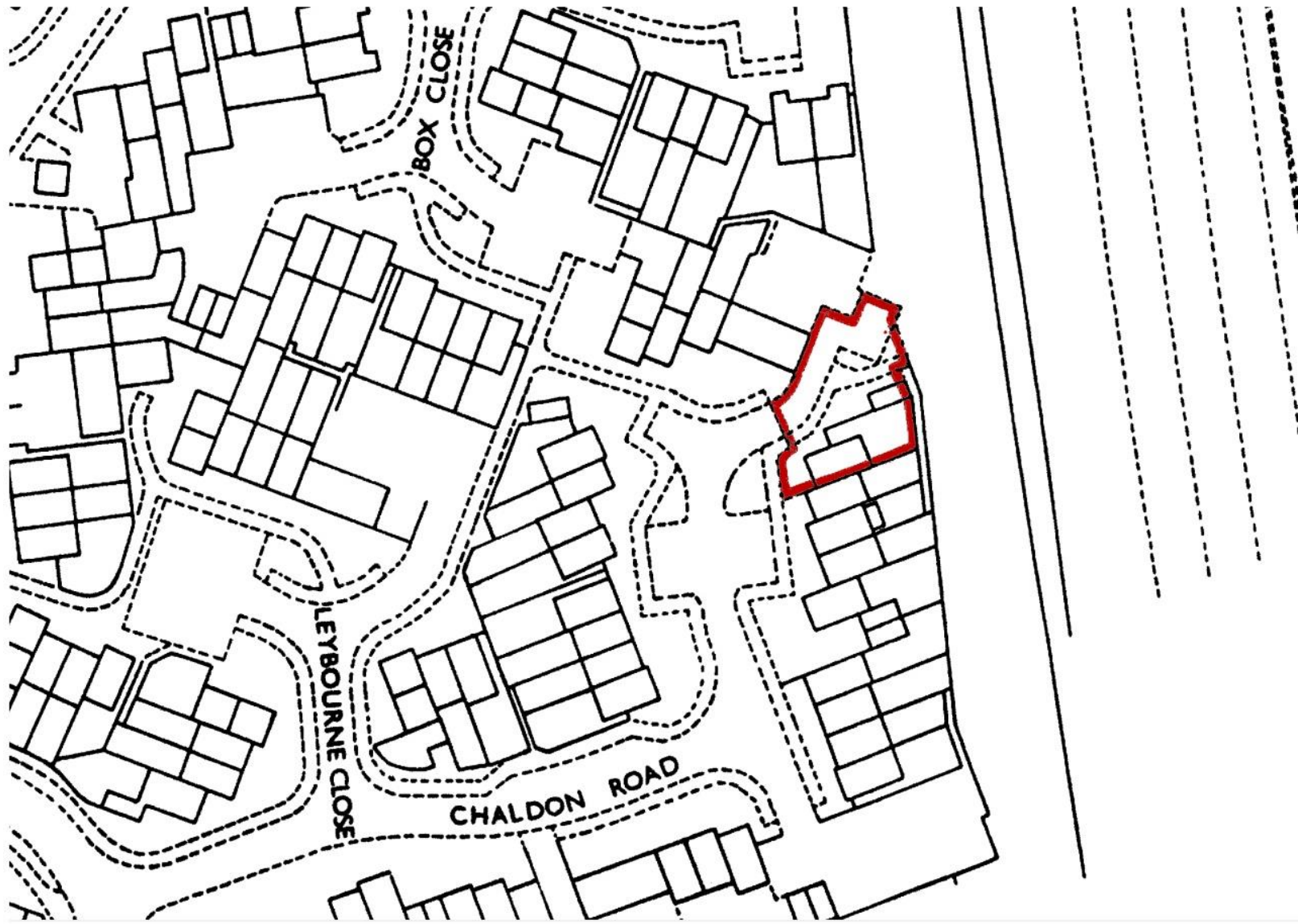
H. M. LAND REGISTRY

NATIONAL GRID PLAN
WEST SUSSEX
CRAWLEY DISTRICT

TQ 2634

SECTION F

Scale 1/1250



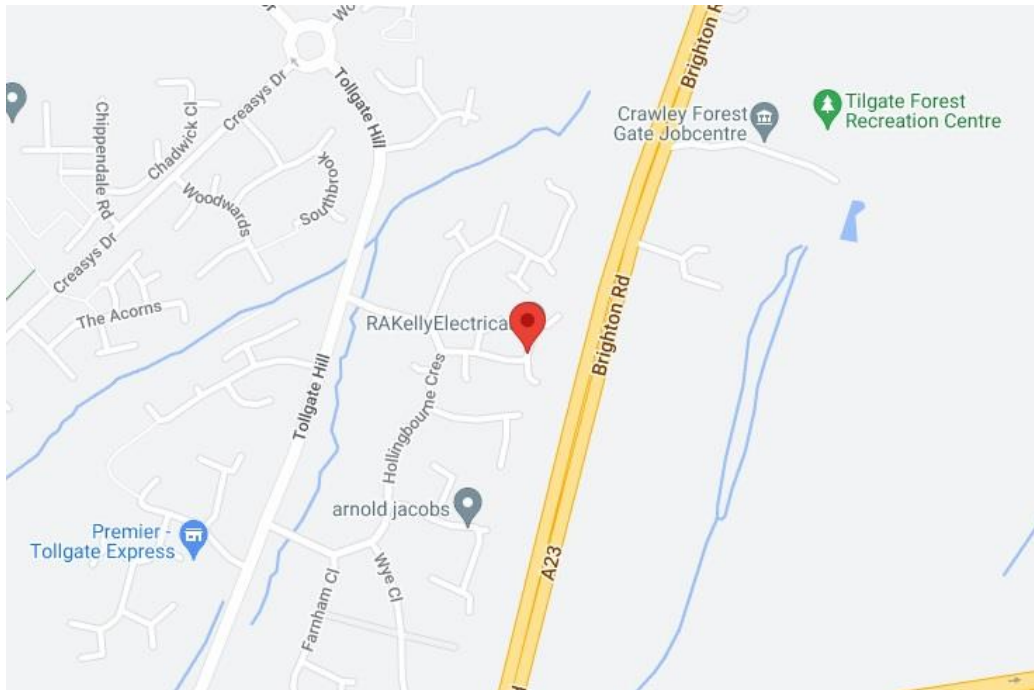
- ❖ CHAIN FREE – THREE BEDROOMS
- ❖ END OF TERRACE HOUSE
- ❖ EXCELLENT SCOPE TO EXTEND (STPP)
- ❖ QUIET CUL-DE-SAC LOCATION
- ❖ 1.5 MILES FROM CRAWLEY TRAIN STATION
- ❖ EASY ACCESS TO THE M23
- ❖ PRIVATE GARAGE & OFF-ROAD PARKING FOR 3 CARS
- ❖ NEARBY PARKS, WOODLAND AND GOLF COURSES
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER D

**** Chain Free **** A bright & airy three-bedroom end-of-terrace house situated within this quiet cul-de-sac location, conveniently located within easy access to the M23 and only 1.5 miles from Crawley mainline train station.

This spacious home boasts a wider than average plot, with a private garage and off-road parking for three vehicles. The house is fully double glazed and has gas central heating delivered via a combi-boiler. For those wishing to develop the house, there is excellent scope to extend, either to the side, the rear, or into the loft (Subject to the usual permissions).

The accommodation comprises a covered entrance into the entrance hallway, a spacious living room, a separate dining area, a large under-stairs cupboard, a modern fitted kitchen, a master bedroom with fitted wardrobes, two further bedrooms, and a white three-piece bathroom suite. Externally, the property enjoys a well-fenced rear garden with a large patio and lawned area.

Furthermore, this property is nearby to several parks, woodlands, and golf courses. It also sits within a short distance to a number of well-regarded primary and secondary schools. Additionally, Crawley town centre is approximately 1 mile away with its plethora of shops, cafes, bars and restaurants; along with its array of larger out-of-town retail stores. We feel that this house will make an excellent first time buy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		