



Guide Price £325,000 - £350,000   Freehold

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**Lark Rise, Langley Green, Crawley RH11 7QG**

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Moore & Partners

**GUIDE PRICE £325,000 - £350,000**

**This well presented three-bedroom family home is located in the popular area of Langley Green located just 0.4 miles to Langley green shopping parade & transport links. Presented in good order throughout with the added benefit of a conservatory and downstairs w/c. NO CHAIN.**

This substantial three-bedroom room terraced family home is located within Langley Green with excellent access to Crawley train station, three bridges train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The house would make a superb family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property features a double-glazed conservatory, downstairs W/C, a spacious lounge / diner and a generous rear garden.

Upon entering the house, you step into the hallway which in turn gives you access into the kitchen, lounge and stairs that lead to the first floor. To your right is the open plan lounge/diner which offers plenty of room for a range of furniture including sofas. To the front there is a generous window that overlooks the front and allows in a generous amount of light. To the rear is the dining area. The dining area offers plenty of room for a six-seater table and other free-standing furniture. From the dining area a patio door leads nicely through to the double-glazed conservatory. Within the conservatory space is provided for seating and a door provides access into the downstairs w/c with wash hand basin. Double opening doors from the conservatory provide direct access into the lovely garden. The kitchen which is again located at the rear of the house which enjoys views of the rear garden and a door at the rear provides direct access. Within the kitchen there are an array of base and eye level units with generous work surface space. There are some built in appliances and space for washing machine and fridge freezer.

Moving upstairs, the landing provides access to all three bedrooms and the re-fitted family bathroom. The master bedroom which is located at the front of the house is a generous size, it can comfortably hold a king size bed and free-standing wardrobes and dressers. Bedroom two located at the rear of the house, is also a double room and enjoys view of the rear garden. It can comfortably hold a double bed and a range of free-standing furniture. Bedroom three is also at the front of the house and is a generous single room, it can comfortably hold a single bed and additional furniture. The family shower room is part tiled and is currently fitted with a walk-in shower, wash hand basin and a low-level w/c. A window which lets in a lot of light and natural ventilation.

Outside the property to the front there is a lovely small lawned garden with a few plants and shrubs. The rear garden is mainly laid to lawn with a foot path down the middle and enclosed by fencing. There is a small patio area which offers entertaining space and can comfortably accommodate a garden furniture set. No Onward Chain



# Room Details

## Ground Floor

### Entrance Porch

Entrance Hall	11'0" x 9'0" (3.35m x 2.74m)
Kitchen	10'4" x 10'4" (3.15m x 3.15m)
Lounge / Diner	21'2" x 11'0" (6.45m x 3.35m)
Conservatory	9'9" x 8'11" (2.97m x 2.72m)
Downstairs W/C	

## First Floor

### Landing

Master Bedroom	11'0" x 10'9" (3.35m x 3.28m)
Bedroom Two	12'7" x 10'4" (3.84m x 3.15m)
Bedroom Three	10'8" x 5'9" (3.25m x 1.75m)
Family Shower	7'1" x 6'2" (2.16m x 1.88m)

## Outside

### Front Garden

### Rear Garden



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

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