



Guide Price £350,000 - £375,000

Freehold

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Moore & Partners

GUDIE PRICE £350,000 - £375,000

This superbly presented three double bedroom, two bathroom family home is a must view! The spacious accommodation will fulfil family's needs. Relax of an evening in the 20'0" x 12'0" lounge or entertain friends in the stunning 17'11" x 8'9" Kitchen/Diner

Set on the edge of Langley Green is this well balanced three double bedroom, two bathroom end of terrace family property. Located in a sought after road, with excellent access to bus routes, nearby children's parks and fields, schools and a range of local amenities. The property makes an ideal family home for those needing to be close to town, whilst being in a much sought after and convenient location. The property also features a beautiful rear garden and own driveway.

On entering the property you walk into the entrance porch with plentiful space for coats and shoes. A door leads through to the entrance hall with stairs to first floor and provides access through to the utility room, downstairs W/C, and family lounge. The utility room is fitted with a double base and eye level unit and is very conveniently located next to the kitchen providing space for white goods with a recessed area for the upright fridge freezer. A glazed door leads nicely through to the superb re-fitted kitchen/diner. Fitted with a generous range of stylish white base and eye level white units with work-surface surround set against glass back panelling. There are some built in appliances which include the oven & grill, gas hob with extractor over and dishwasher. Plenty of natural light filters through the front aspect window which overlooks the front garden. Within the dining area space is provided for a four/six seater dining room table and chairs all with a view of the garden through the double open doors which also provides direct access into the garden. Located to the rear of the property is the very generous light and bright family lounge which provides excellent floor space for free standing sofas and additional lounge furniture. Sliding doors provide the natural light and direct access to the rear garden.

To the first floor the first floor landing provides access to all bedrooms and family bathroom. The king size master bedroom which forms part of the extension benefits from an en-suite shower room. Bedroom two is a double aspect room and can comfortably cater for a king-size bed with additional floor space for free standing furniture. Bedroom three is a decent sized double bedroom with a view of the garden. The family bathroom comprises of a three piece white suite with window.

To the outside the superb rear garden is a real feature to the property. Being mostly paid to lawn with a raised patio seating area and timber built garden shed to the rear. The garden is enclosed with panelled fencing to provide a good degree of privacy and seclusion.



Room Details

Ground Floor

Entrance Porch

Entrance Hall

Downstairs W/C

Utility Room 10'9" x 7'6" (3.28m x 2.29m)

Kitchen/Diner 17'11" x 8'9" (5.46m x 2.67m)

Family Lounge 20'0" x 12'0" (6.10m x 3.66m)

First Floor

Landing

Master Bedroom 12'9" x 8'9" (3.89m x 2.67m)

En-Suite Shower 8'9" x 3'0" (2.67m x 0.91m)

Bedroom Two 18'2" x 8'10" (5.54m x 2.69m)

Bedroom Three 10'9" x 8'6" (3.28m x 2.59m)

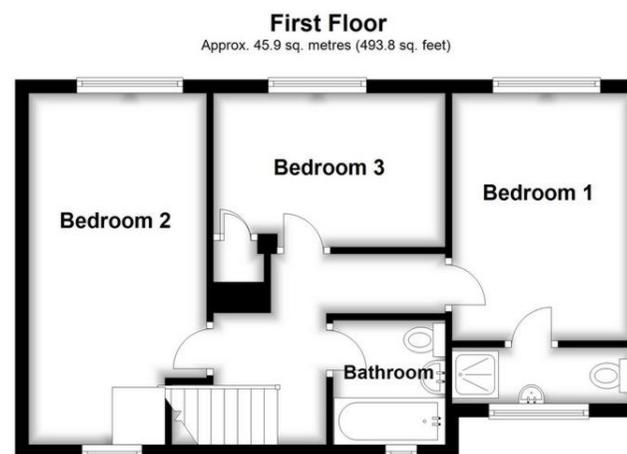
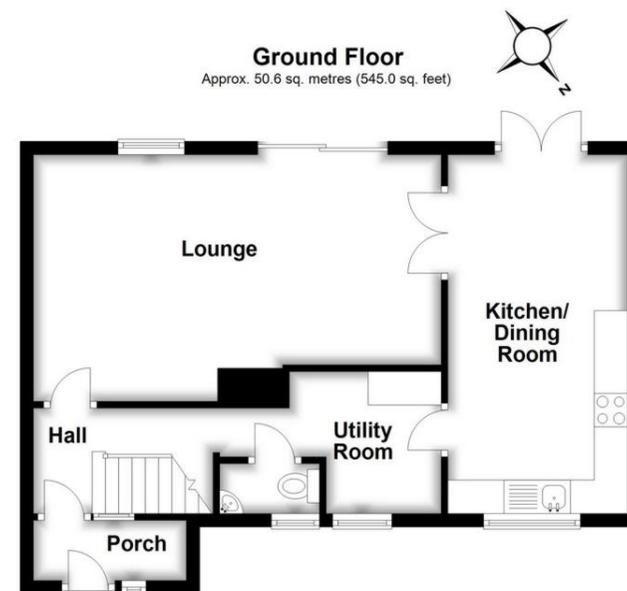
Family Bathroom 6'3" x 6'2" (1.91m x 1.88m)

Outside

Front Garden

Driveway

Rear Garden



Total area: approx. 96.5 sq. metres (1038.8 sq. feet)

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

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

