



**Guide Price £375,000 - £400,000** Freehold

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**Lime Close, Langley Green, Crawley RH11 7NN**

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**Moore & Partners**

**Guide Price: £375,000 - £400,000**

**Set within the very popular Langley Green neighbourhood of Crawley is this extended three-bedroom family home. This is rare opportunity for those seeking very spacious ground floor living space. Other benefits include a kitchen/breakfast room and a driveway for two/three cars.**

This substantial three-bedroom family home is located within Langley Green. The property is ideally situated for excellent schools and a range of local amenities. Langley Green offers excellent access to the Town Centre, Manor Royal Industrial Estate, Crawley train station and Ifield train station, Gatwick Airport, M23 north and south bound are a short distance. This very spacious family home makes an ideal purchase for those looking for excellent ground accommodation to suite the family's needs. This property also makes an ideal purchase for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location.

Upon entering, a welcoming porch extension provides a practical space for coats and shoes before leading into the main open plan hallway with Granite tiling, where stairs ascend to the first floor. The hallway flows effortlessly to a bright and inviting open plan living and dining room, perfect for relaxing evenings with a large window to the front aspect and ample room for both living room furniture as well as a dining table and chairs for eight / ten persons. The kitchen/breakfast room is positioned to the front of the property. There is a wide range of wall and base units with cupboards and drawers with space for white goods set on to Granite flooring.

Upstairs, three comfortable bedrooms await on the first floor, two rooms being comfortable double rooms with the third bedroom being a generous single. These three rooms are served by a three-piece re-fitted family bathroom suite which is set against Marble floor & wall tiling and a window for a light and venation.

To the outside you will find double with driveway which provides parking for two/three cars. A wonderful rear garden provides plenty of natural outside space and plenty of privacy with the majority being laid to a levelled lawn and a patio abutting the foot of the house. All enclosed by wooden panel fencing.



# Room Details

## Ground Floor

|                   |                               |
|-------------------|-------------------------------|
| Entrance Hall     | 11'7" x 8'5" (3.53m x 2.57m)  |
| Kitchen/Breakfast | 16'4" x 7'6" (4.98m x 2.29m)  |
| Lounge/Diner      | 24'8" x 20'9" (7.52m x 6.32m) |

## First Floor

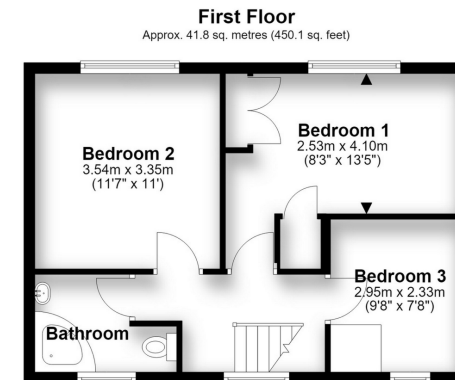
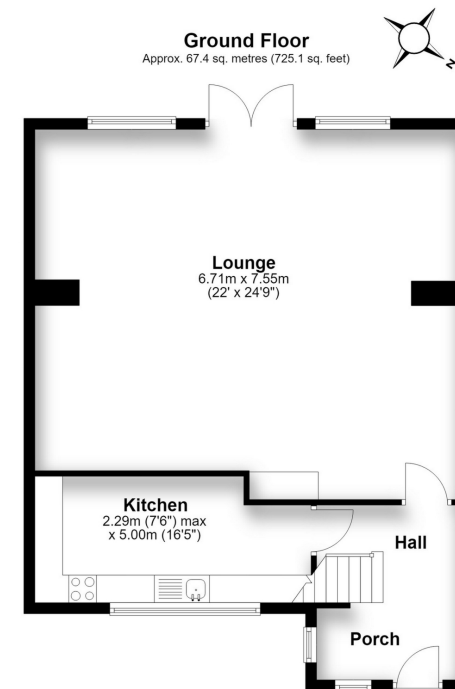
### Landing

|                |                                |
|----------------|--------------------------------|
| Master Bedroom | 11'7" x 10'11" (3.53m x 3.33m) |
| Bedroom Two    | 13'5" x 8'3" (4.09m x 2.51m)   |
| Bedroom Three  | 9'10" x 6'5" (3.00m x 1.96m)   |
| Bathroom       | 9'5" x 6'1" (2.87m x 1.85m)    |

## Outside

Driveway

Rear Garden



Total area: approx. 109.2 sq. metres (1175.2 sq. feet)

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

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