



Falcon Close, Langley Green, Crawley

Offers in Region of £325,000



**MANSELL
McTAGGART**
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Falcon Close, Langley Green, Crawley

- Three good-sized bedrooms
- Family bathroom and separate WC
- A well-designed three bedroom terrace family home
- Communal parking
- Good size front and back garden
- In need modernisation
- Quiet cul-de-sac
- NO CHAIN
- Council Tax Band 'C' and EPC 'C'

A well-designed and spacious three-bedroom terrace family home, situated in the sought-after area of Langley Green.

The property is in need of modernisation and is approached by a footpath leading to the front door flanked by attractive shrub and flower beds.

There is a large entrance hall (which could be used as a small study) with a front door and ample space for shoes and coats. The kitchen is to the rear of the property with a door leading into the garden and is fitted with a range of wall and base units, sink unit, roll top work surfaces over, integrated electric oven, gas hob, plumbing and space for washing machine, space for fridge/freezer and partly tiled.



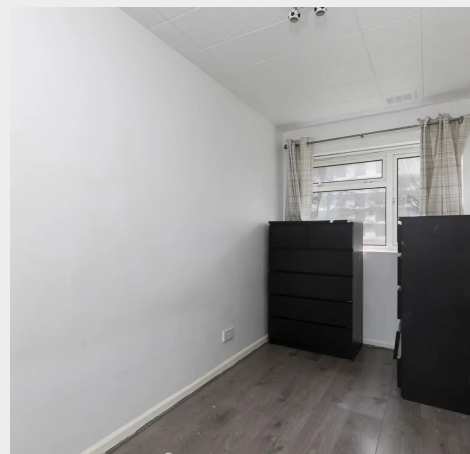
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The living/dining room stretches the whole of the house and is light and airy with double doors leading to the rear patio.

Stairs from the entrance hall lead to the first-floor landing giving access to all three bedrooms, family bathroom, airing cupboard and loft. There are two good-sized double bedrooms with ample space for king-size beds, one with fitted wardrobes and a further single bedroom. The bathroom has an opaque window and a panelled bath, wash hand basin and is partly tiled. There is a separate WC, partly tiled and opaque window.

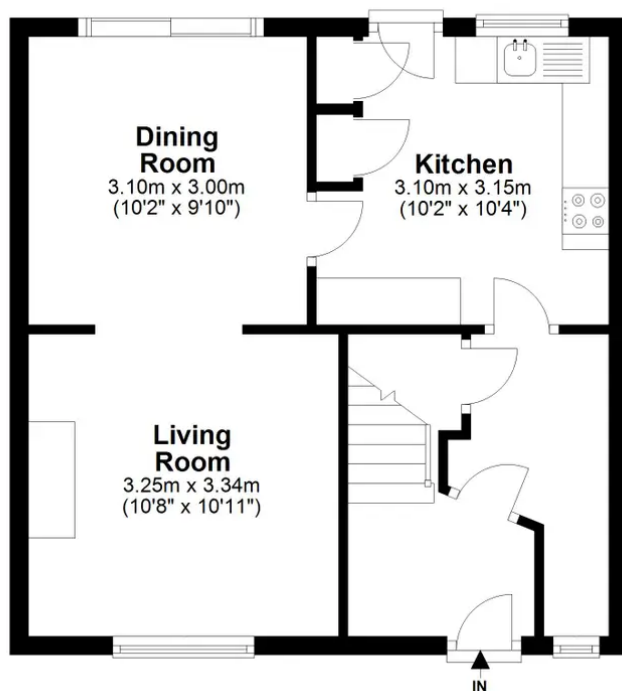
Outside the property enjoys a good size rear garden where the patio is laid on the left side of the property, and the remainder is laid to lawn with shrub and flower beds on the right side, the whole enclosed by wooden panel fencing.

Tenure: Freehold



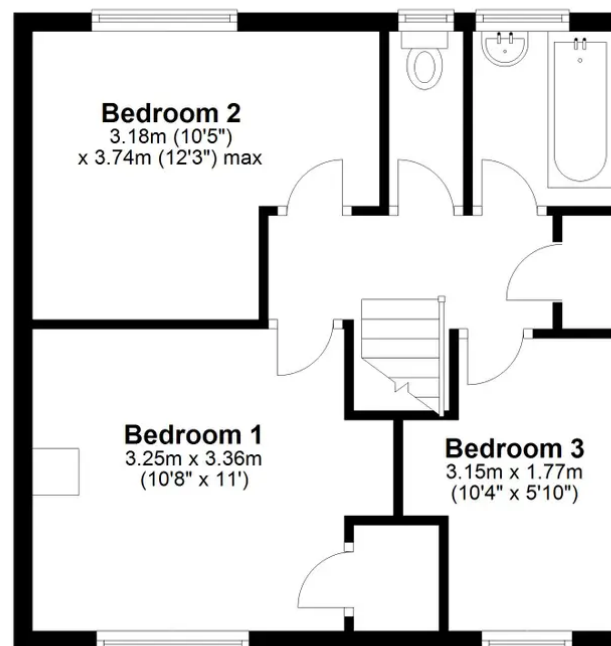
Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

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