



**Vancouver Drive**

Langley Green, Crawley, West Sussex, RH11 7UR

**£307,500**

**DRAFT DETAILS ONLY**



## Property Features

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- Three bedroom terrace house
- Allocated parking space
- Ensuite to master
- Downstairs w.c
- Conservatory
- Fitted kitchen with island
- Rear garden with patio
- Worcester combi boiler
- Loft conversion
- No Chain

## Full Description

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Greenaway Residential Crawley are delighted to bring to market this versatile three bedroom family home in the ever popular Langley Green area of Crawley only 2.4 miles to the town centre and train station and less than two miles to Gatwick Airport. The past owners have added substantially to the property adding a loft conversion and conservatory.

Upon entering the property you will pass though the hallway leading to a handy downstairs w.c with wash basin. This leads to a lounge providing ample space and views to front via a double glazed bay window. The centre piece of the house has to be the recently refitted kitchen with range of matching fitted wall and base units, cooker with extractor fan, fridge freezer and dishwasher are all provided and there is a space and plumbing for a washing machine. There is also a kitchen island with work top ideal for those with culinary skills and stainless steel sink with matching mixer tap. The kitchen also houses the Worcester combi boiler which heats the house via radiators.

Off the kitchen there is a recently installed conservatory adding more living space, all double glazed with gas radiator allowing use all year around perfect for a dining area with French doors to garden.

The 1st floor offers up a family bathroom with bath, sink and w.c all in a neutral modern style with tiled floors and walls and shower attachment. There are two bedrooms on this level. The second bedroom offers two double fitted wardrobes and views of the rear garden and the third bedroom is a single room to front.



The loft conversion offers a decent sized master double bedroom with an stylish en suite with walk in shower cubicle, w.c and sink with Velux window offering natural light and extractor fan. There is extra storage via a loft access door in the landing.

Externally there is an allocated parking space to front and a two tiered rear mature garden with shed and patio area. There is also an outside tap and electrical socket to garden. The property is being sold with no chain.

Vancouver Drive is ideally situated within easy reach of Crawley town centre, Gatwick airport & M23 all within a 2 mile radius and a short walk to local amenities, shops and schools and would appeal to a variety of people especially those looking for a home that offers a lot of living space in a central quite close location.

**LOUNGE** 14' 11" x 12' 0" (4.57m x 3.66m)

**KITCHEN** 12' 0" x 10' 2" (3.66m x 3.1m)

**CONSERVATORY** 12' 9" x 6' 6" (3.9m x 2m)

**BEDROOM 2** 9' 6" x 9' 6" (2.9m x 2.9m)

**BEDROOM 3** 9' 6" x 5' 10" (2.9m x 1.8m)

**BATHROOM** 7' 6" x 5' 10" (2.3m x 1.8m)

**BEDROOM 1** 12' 5" x 11' 1" (3.8m x 3.4m)

**EN SUITE** 8' 6" x 4' 11" (2.6m x 1.5m)

### DIRECTIONS

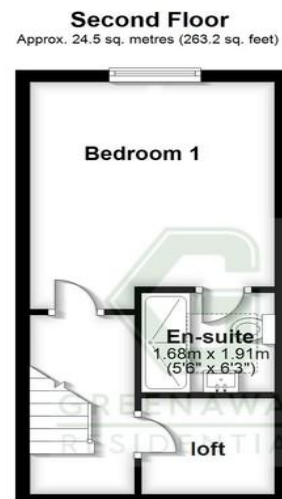
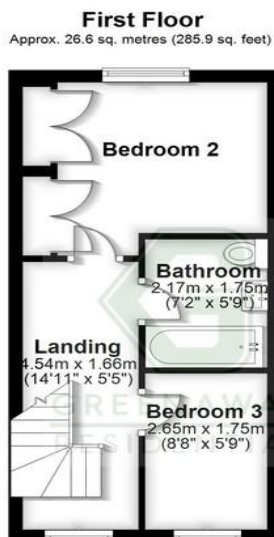
From Crawley Town centre Take the London road north at the multiplex roundabout take the 2nd exit heading north and continue on London Rd A23 until you reach the Tushmore Roundabout. Take the 3rd exit and continue to head north to Gatwick on the A23. Take the 2nd left hand turn at the Toby Carvery onto Vancouver Drive and property can be found at the bottom of the road on the right hand side.







Total area: approx. 94.3 sq. metres (1015.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements