




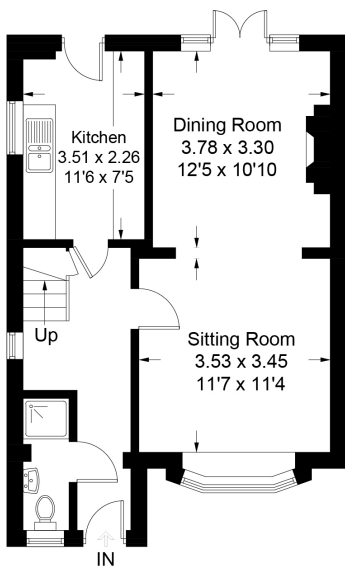
Days To Secure A Buyer: 96  
Number of Viewings: 18  
Number of Offers: 4  
Sale Agreed Price: £340,000  
Days To Exchange Contracts: 78  
Percent of Marketing Price Achieved: 97%



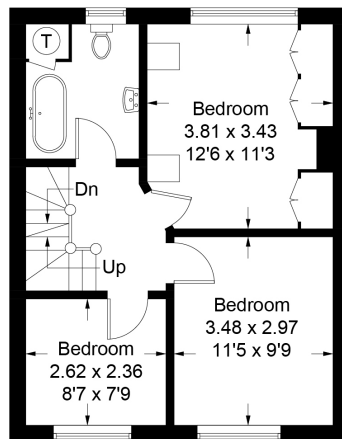


Approximate Gross Internal Area (Including Reduced Headroom) = 111.5 sq m / 1200 sq ft  
Garage = 26.6 sq m / 286 sq ft  
Total = 138.1 sq m / 1486 sq ft

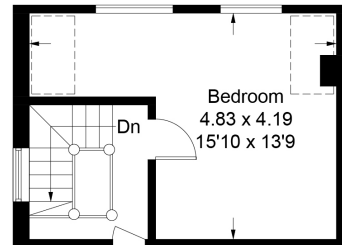
 = Reduced headroom below 1.5m / 5'0"



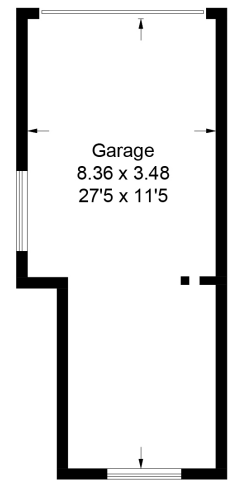
**Ground Floor**



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID337785)  
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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**Four Bedrooms | Extended Kitchen | Extended to Front | Extended Garage | Downstairs Shower Room & WC | Driveway | Backs onto Woodland | Landscaped Rear Garden | Gatwick 10 Mins | Gatwick to London 30 Mins | Vendor Found |**

A four bedroom dwelling in a sought after road on the rural side of Langley Green and Ifield Wood that abuts the Surrey border.

Originally built as a three bedroom property by Taylor Woodrow in the late seventies, this has been modified well beyond the original standard. The loft has been utilised as a third floor offering a double bedroom with views across countryside.

An extension to the front accommodates a larger entrance hall and downstairs shower room/WC. The kitchen has been knocked through into the original hallway making it much longer and useable than the original design that's common throughout Langley Green, Pound Hill & Three Bridges.

The garage has been widened and extended to the rear making a very useful space and workshop that would accommodate most vehicles. The rear garden is landscaped and backs on to woodland. Beyond the woodland is the rugby club. There is plenty of space to walk a dog, go for a run or just enjoy a semi rural setting.

The current owners have found a property and are keen to move. Internal viewings are highly recommended to avoid disappointment and will be accompanied by an experienced agent.

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Other Information...

Parking Arrangements: Driveway & Garage

Vendors Position: Found

Council: Crawley Borough Council

Tax Band: D

Tenure: Freehold

Age of Boiler: TBC

Windows Installed: Top floor due for installation next 5 weeks

Nearest Train Station: Ifield (1.5 miles)

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