GREENAWAY
RESIDENTIAL



Ground-floor 2-bed apartment with no onward chain! Features a large private garden, direct side access, powered summer house/office, workshop, garage & parking.

Connaught Gardens, West Green, Crawley, West Sussex, RH10 8NB

Guide Price:

£300,000

EPC Rating: TBC

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109 Boscobel House, High Street, Crawley, RH10 1DD



Situated within a peaceful residential close in the highly desirable area of West Green, this superbly proportioned ground-floor two-bedroom apartment is offered for sale with no onward chain by Greenaway Residential Estate Agents Crawley. Prompt viewings are highly recommended to avoid missing out on this unique property, which offers a rare combination of stylish accommodation, an expansive private garden, detached outbuildings, and the added benefit of a private garage with an allocated parking space directly in front.

Stepping through the front door, a central entrance hallway with built-in storage cupboards leads into all primary living spaces. The dual-aspect living and dining room forms the heart of the home, stretching to over 18 feet in length with ample space for both relaxing lounge furniture and a full formal dining setup. Accentuated by laminate flooring and a focal fireplace with mantel, light floods the room through double-glazed windows. The separate kitchen is thoughtfully designed with modern grey cabinetry, contrasting worktops, contemporary copper handles, an integrated electric oven and hob, and direct views toward the enclosed rear garden.

The sleeping quarters comprise two generous double bedrooms. The principal bedroom features fitted wardrobe storage, while the versatile second double bedroom benefits from double-glazed French doors that open directly onto the garden deck, perfect for indoor-outdoor living. Serving both bedrooms is a modernised shower room complete with a walk-in rainfall shower enclosed by glass screens, a low-maintenance slate-effect panelled backdrop, and a sleek vanity unit housing the sink and WC.





For additional information and full photo gallery please visit **www.greenawayresidential.com**









Outdoors, the property truly sets itself apart. The substantial private rear garden is enclosed by timber fencing and thoughtfully landscaped to feature raised decking areas with an artificial lawn between, mature planted borders and lawn with gated side access offering direct and convenient entry straight into the property and garden without passing through communal areas. Tucked into the garden plot is an impressive detached timber outbuilding providing an additional 165 ft² of functional space. This is divided into a fully lined summer house with power, ideal for a dedicated home office, gym, or hobby room, and an adjoining workshop with built-in benching and side entry. A separate timber shed provides extra storage for garden tools, while vehicle parking is handled effortlessly via a private garage and dedicated space in front.

Connaught Gardens is ideally located to take full advantage of West Green's excellent community amenities and transport connections. Crawley Town Centre and County Mall Shopping Centre are just a short distance away, providing a comprehensive range of high-street retail, restaurants, and leisure facilities. Commuters are exceptionally well served by the local Metrobus Fastway network, which provides rapid, round-the-clock bus services directly connecting West Green to Crawley Town Centre, Gatwick Airport, and the Manor Royal Business Park. Crawley Mainline Railway Station is within easy reach, offering direct Southern and Thameslink services into London Victoria, London Bridge, and Brighton, while road connections to the A23 and M23 (Junction 10) are quickly accessible. Family buyers and investors will also benefit from proximity to highly regarded local schools, including West Green Primary School, St Wilfrid's Catholic Comprehensive School, and St Francis of Assisi Primary School.

Living Room *18'7" x 11'11" (5.66m x 3.63m)*
Kitchen *6'3" x 11' (1.9m x 3.35m)*
Bedroom One *10'11" x 11' (3.33m x 3.35m)*
Bedroom Two *9'2" x 10'11" (2.8m x 3.33m)*
Summer House *10'1" x 9'6" (3.07m x 2.9m)*
Workshop *8'9" x 9'11" (2.67m x 3.02m)*
Garage *TBC*

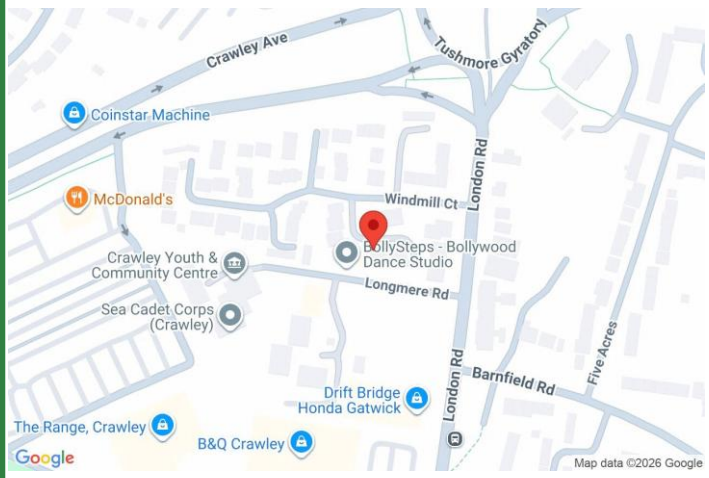
Looking to sell? Why not call us to arrange a free, no obligation market appraisal of your property. We are a well established local independent Estate Agent with branches in both Crawley and East Grinstead. Our selling service is strictly on a no sale, no fee basis and we pride ourselves on our industry leading marketing and high levels of customer service.

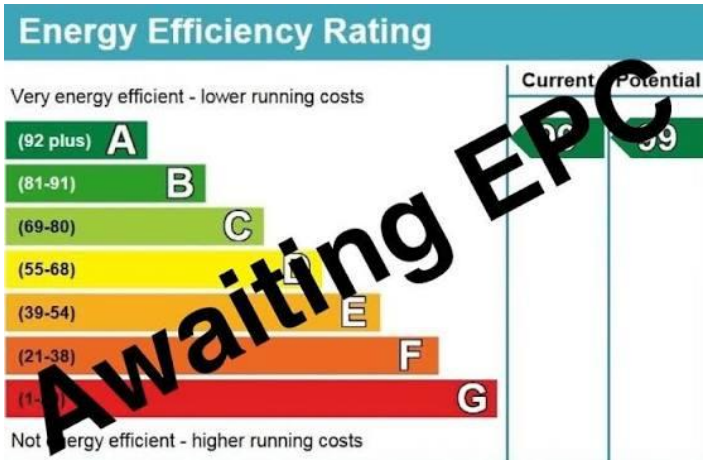
Council Tax Band - C

Tenure - Leasehold

Viewing - By appointment through Greenaway Residential







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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract