



Robinson Crescent Forge Wood Crawley RH10 3ES

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JAMES DEANE
ESTATE AGENTS

****FULLY BOOKED, NO MORE AVAILABLE VIEWINGS****

A well-presented two-bedroom, two-bathroom semi-detached home situated within the modern Forge Wood development in Robinson Crescent, Crawley.

The ground floor accommodation comprises an entrance hallway with a convenient cloakroom, a bright and generously proportioned living room, and a contemporary kitchen/breakfast room fitted with a range of modern units and integrated appliances. French doors open directly onto the rear garden, providing plenty of natural light and creating an excellent space for everyday living and entertaining.

Upstairs, the principal bedroom benefits from fitted wardrobes and a private en-suite shower room. There is a further well-proportioned bedroom, a modern family bathroom and useful storage cupboards located off the



landing.

Externally, the property enjoys an enclosed rear garden with a lawn, paved seating area and timber storage shed.

Robinson Crescent forms part of the popular Forge Wood neighbourhood on the north-eastern side of Crawley. The property is conveniently positioned for access to Gatwick Airport, Three Bridges railway station, Crawley town centre and the M23, making it particularly suitable for commuters and airport employees.

Finished in a clean, neutral style throughout, this attractive home offers modern and comfortable accommodation ideally suited to a professional couple or small family. Early viewing is highly recommended.

*Please note, these are the original photos and not current photos.

Five-week security deposit: £1,903.84

EPC Rating: B

Council Tax band: C - Crawley Council

Household income: £49,500 pa

Parking arrangements: Off road

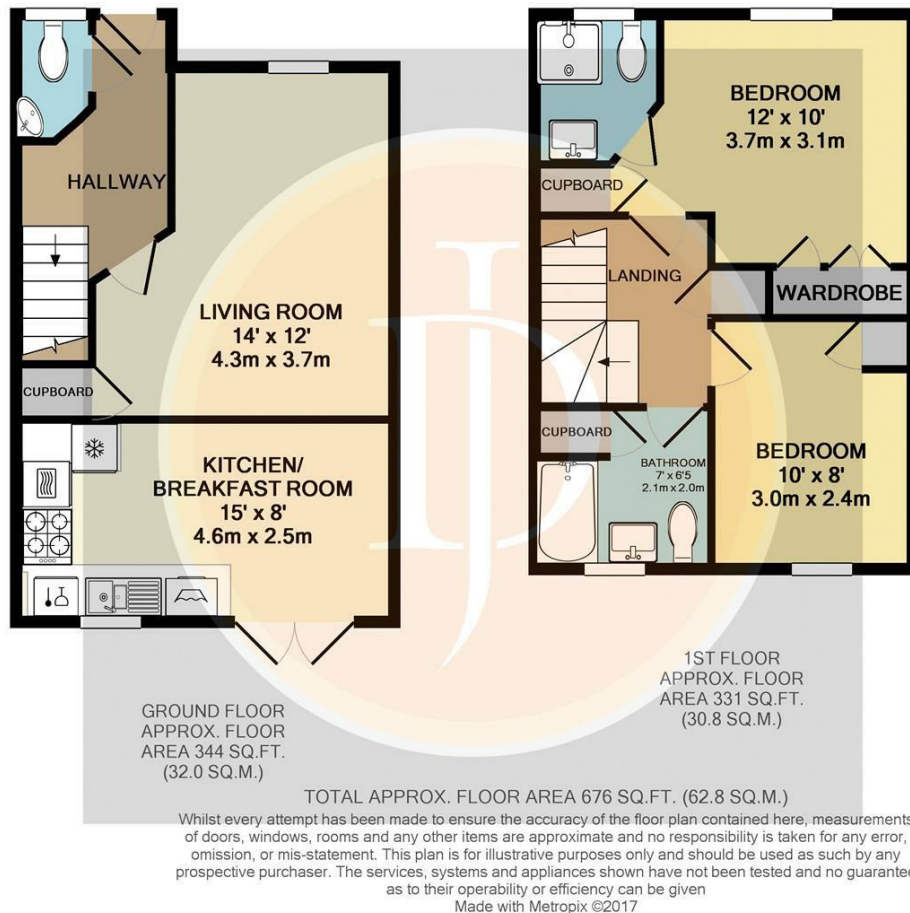
Furnishings: Unfurnished

£1,650 Per Calendar Month



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Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,650 Per Calendar Month

Security Deposit: £1,903

Any questions please call your local branch.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.