

Price

£550,000

Garnham
H Bewley

Sandy Lane, Crawley Down,



- Spacious Family Home
- Generous Sized Living Room
- Two Shower Rooms
- Set Over Three Floors
- Dining Room
- Large Garage & Driveway Parking
- Good Sized Rear Garden
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



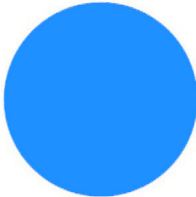
Selamat, Sandy Lane, Crawley Down, West Sussex RH10 4HS

A spacious four bedroom detached family home situated in the ever-popular village of Crawley Down. This well-presented property offers generous and versatile accommodation arranged over three floors, ideal for modern family living.

The ground floor features a spacious living room which opens through to a bright sun room, creating a fantastic space for relaxing or entertaining while enjoying views over the garden. The kitchen is fitted with a range of wall and base level units and benefits from an aspect over the rear garden. To the front of the property is a separate dining room, which could also be utilised as a fourth bedroom or home office if required. A downstairs shower room adds further practicality.

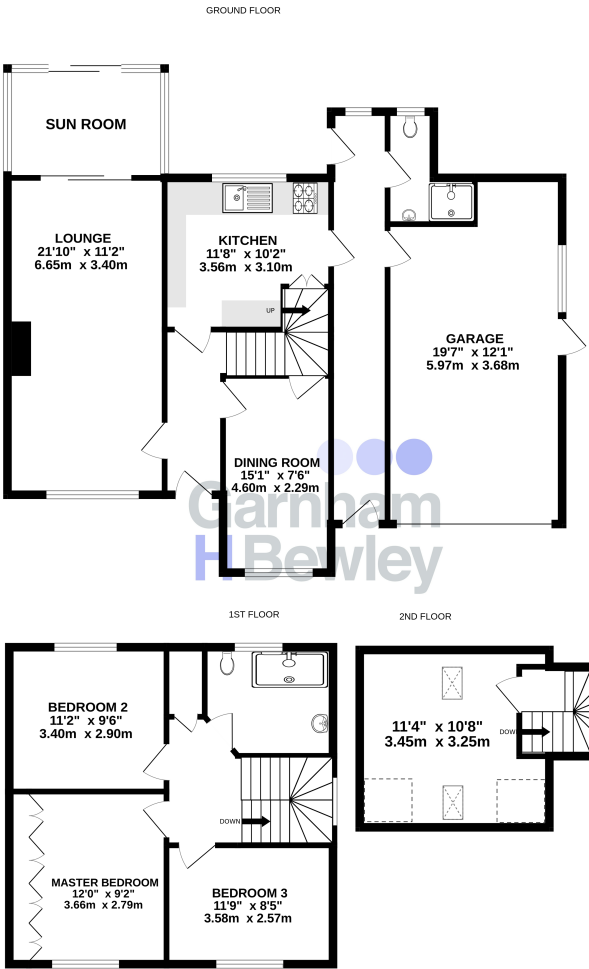
On the first floor are three well-proportioned bedrooms, including the master bedroom, along with a family bathroom. A further room on the second floor offers excellent flexibility and would be ideal as a bedroom, home office or hobby space.

Externally, the property boasts a well-established rear garden, laid mainly to lawn and complemented by a variety of mature shrubs and flowering plants, providing both privacy and an attractive outlook. To the side of the house is a great-sized garage, while the front of the property offers driveway parking for two vehicles. The property has the benefit of solar. Located within the sought-after village of Crawley Down, the home is well placed for local amenities, schools and countryside walks, making it an excellent choice for families and buyers seeking village living.



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Accommodation



Entrance Hall

Downstairs Cloakroom and Shower Room

Living Room

21' 10" x 11' 2" (6.65m x 3.40m)

Sun Room

Kitchen

11' 8" x 10' 2" (3.56m x 3.10m)

Dining Room / Bedroom 4

15' 1" x 7' 6" (4.60m x 2.29m)

First Floor

Master Bedroom

12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom 2

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom 3

11' 9" x 8' 5" (3.58m x 2.57m)

Shower Room

Second Floor

Hobbies Area

10' 8" x 11' 4" (3.25m x 3.45m)

Garage

19' 7" x 12' 1" (5.97m x 3.68m)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST RAILWAY STATIONS

East Grinstead Station

2.8 miles

Three Bridges Station

3.5 miles

Dormans Station

4.0 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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