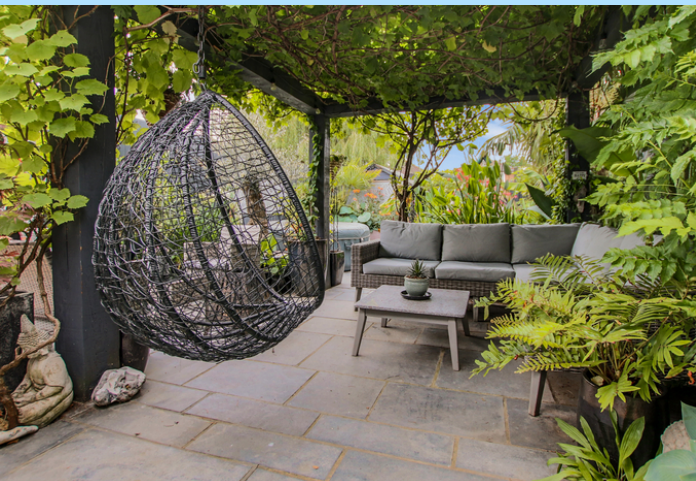


Price

£385,000

Garnham  
H Bewley

Aviary Way, Crawley Down



- Semi Detached Family Home
- Three Bedrooms
- Kitchen
- Lounge/Dining Room
- Conservatory
- Stunning Garden
- Family Bathroom
- Garage en-bloc

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



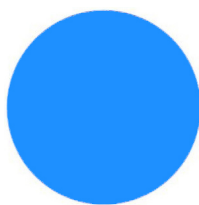
## 45 Aviary Way, Crawley Down, Crawley, West Sussex RH10 4XR

Garnham H Bewley are pleased to present to the market this beautiful extended three bedroom semi detached family home which has been modernised by the current owners to provide a stylish living space and stunning landscaped garden offering an ideal place for entertaining. The accommodation boasts kitchen, lounge/dining room, conservatory, three bedrooms to the first floor, family bathroom, garage en-bloc and off road parking. The property is situated within the ever popular village of Crawley Down and internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The kitchen is set to the front aspect with a range of wall and base level units with areas of work surfaces, sink with drainer, space for cooker with extractor hood above, fridge/freezer, dishwasher, washing machine and window to the front aspect. The lounge dining room has access to the under stairs storage cupboard and open to the conservatory with French doors leading to the garden.

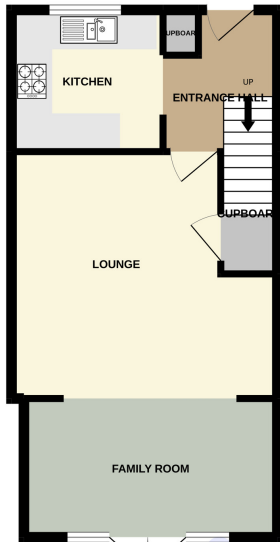
The first floor consists of landing. The main bedroom and bedroom three both overlook the garden and bedroom two is set to the front aspect. The family bathroom has been fitted with a panel enclosed bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the front aspect.

Outside the rear garden is fence enclosed and landscaped with patio, pergola with lighting, pond and access to the side which has a lean to storage area. There is a garage en-bloc providing off road parking.

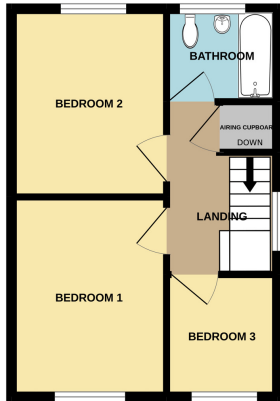


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GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



# Accommodation

## Ground Floor

### Entrance Hall

### Kitchen

8' 4" x 7' 9" (2.54m x 2.36m)

### Lounge/Dining Room

14' 9" x 13' 8" (4.50m x 4.17m)

### Conservatory

12' 7" x 9' 3" (3.84m x 2.82m)

## First Floor

### Landing

### Main Bedroom

11' 1" x 8' 6" (3.38m x 2.59m)

### Bedroom 2

10' 7" x 8' 7" (3.23m x 2.62m)

### Bedroom 3

6' 9" x 5' 9" (2.06m x 1.75m)

### Family Bathroom

5' 9" x 5' 4" (1.75m x 1.63m)

### Outside

### Garden

### Garage en-bloc

TOTAL FLOOR AREA : 751 sq.ft. (69.7 sq.m.) approx.

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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## East Grinstead 01342 410227

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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