

Price

£949,950

Garnham
H Bewley

5 Rufwood, Crawley Down



- Four/Five Bedroomed Executive Home
- 27ft Kitchen/Breakfast/Family Room
- Spacious Accommodation
- Two En-suite Bathrooms
- Opus Entertainment System
- Intercom-Controlled Gates
- Driveway And Double Garage

For further information contact Garnham H Bewley:

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



5 Rufwood, Crawley Down RH10 4HD

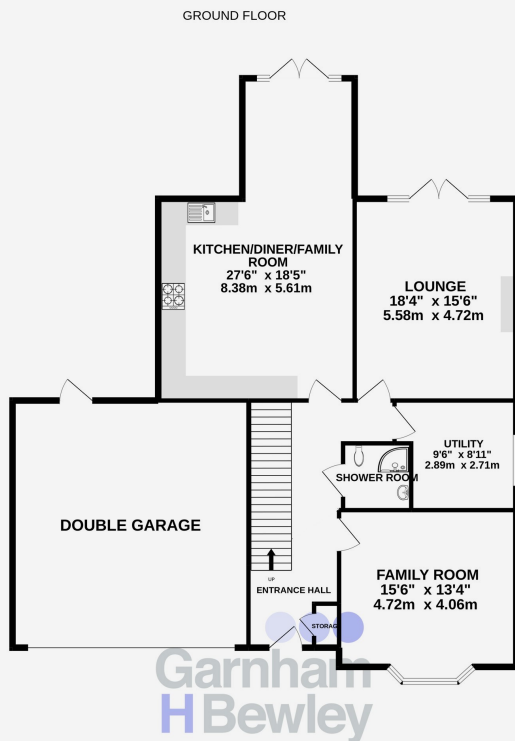
Garnham H Bewley are delighted to offer for sale this impressive four/five bedroomed, executive home built by Banner Homes in 2014 and was the original Show Home! The property is located on the private cul-de-sac of Rufwood in Crawley Down village. Approach via an electronic gate, which opens to the private driveway with parking for several vehicles, app-controlled EV Charger and a double garage with electric door and ample power points, a real benefit to this wonderful home. There's even an Amazon post box outside! The ground floor accommodation consists of an inviting reception hall with grey Karndean flooring, walnut doors, modern chrome sockets, switches and LED lighting. To your right is a useful cupboard for shoes and to the left a large under-stairs storage cupboard. The TV / Kids room is set to the front of the property and offers a light, bright feel coming from the large bay window providing plenty of light. The downstairs benefits from a shower room with a chrome heated towel rail, corner shower, W.C. and a wash-hand basin. With the family room to one side and the utility to the other this could be ideal for a family member for separate accommodation. The large, stunning lounge enjoys a wood-burning fireplace, wonderful decoration and great light providing a wonderful bright ambience coming from the patio doors leading onto the granite style patio. The impressive 27ft kitchen/breakfast/family room is fitted in a comprehensive range of base and eye level units, extensive areas of stone work surfaces, inset sink/drainers, hot tap, Siemens appliances including an induction hob and cooker-hood over, double oven incorporating a microwave, 2x integrated fridges and freezers, new integrated dishwasher, under unit LED strip lighting, Karndean flooring, space for an eight seater dining table, space for a sofa, double glazed windows to the rear and double glazed patio doors opening to the rear garden. Finally separate large utility room provides ample coat hanging space, washer and drier, a butler sink, storage and LED lighting. The first-floor accommodation consists of a galleried hallway with high ceilings and doors to all bedrooms and family bathroom. There is a warm airing cupboard with double water cylinders has the luxury of slatted shelving creating great space for hanging clothes. The master bedroom enjoys two built in wardrobes with sliding mirror doors, a large 'his & hers' en-suite with double drop shower, built in mirror fronted storage, Velux windows, low level W.C. bath with mixer tap, extractor fan, sensor light and Opus home entertainment system control panel. Bedroom two is a lovely room, with built in wardrobes and built in corner dresser with drawers. Bedroom three is a large guest room with further storage and bedroom four is also a smaller double room with Bed 5 being a single bedroom and/or study. The five bedrooms upstairs are complemented by the family bathroom with a Velux window to the rear, wash hand basin, low level W.C. shower cubicle, panel enclosed bath with mixer tap, extractor fan, shaver point and a chrome heated towel rail.

Welcome
Home

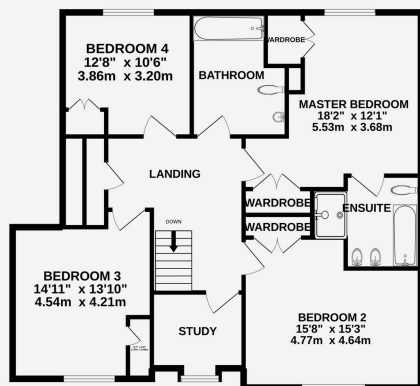
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Accommodation



1ST FLOOR



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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Entrance Hall

Downstairs Shower Room

Lounge

18' 4" x 15' 6" (5.59m x 4.72m)

Kitchen/Breakfast/Family Room

27' 6" x 18' 5" (8.38m x 5.61m)

Dining Room

15' 6" x 13' 4" (4.72m x 4.06m)

Utility

9' 6" x 8' 11" (2.90m x 2.72m)

First Floor Landing

Master Bedroom

18' 2" x 12' 1" (5.54m x 3.68m)

En-suite

Bedroom 2

15' 8" x 13' 4" (4.78m x 4.06m)

Bedroom 3

14' 11" x 13' 10" (4.55m x 4.22m)

Bedroom 4

12' 8" x 10' 6" (3.86m x 3.20m)

Family Bathroom

Study

7' 5" x 7' 4" (2.26m x 2.24m)

Driveway

Double Garage

Front Garden

Rear Garden



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Transport Information

Nearest Railway Stations

East Grinstead (3.0 mi)

Three Bridges (3.3 mi)

Gatwick Airport (4.0 mi)

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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