

Guide Price  
£775,000

£750,000

30 The Furrows, Crawley Down,



- Detached Family Home
- Four Double Bedrooms
- Three Bathrooms
- Open Kitchen/Dining/Family Room
- Sitting Room with Bay Window
- Downstairs Cloakroom
- Stunning Landing
- Double Garage/Driveway Parking

For further information contact Garnham H Bewley:

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



## 30 The Furrows, Crawley Down, West Sussex RH10 4ZT

Garnham H Bewley are delighted to present this substantial and beautifully arranged four double bedroom detached family home, positioned at the end of a quiet cul-de-sac and fronting onto open green space. Offering generous and well-planned accommodation, the property provides versatile living space perfectly suited to modern family life.

Ground Floor A spacious entrance hall creates an impressive first impression, with stairs rising to the first floor, useful storage cupboards and access to a downstairs WC. To the front of the property, the dual-aspect living room features a bay window, allowing for excellent natural light and creating a superb main reception space ideal for both relaxing and entertaining. The heart of the home lies to the rear, where a stunning open-plan kitchen flows seamlessly into both the dining room and family room. The kitchen is fitted with a comprehensive range of units, granite work surfaces and a central island with breakfast bar seating. Integrated appliances include an AEG oven, combi microwave, five-burner gas hob with extractor, twin fridge/freezers and dishwasher. The dining room provides an ideal formal entertaining space, while the adjoining family room offers a relaxed seating area with sliding doors opening directly onto the rear garden — perfect for modern indoor/outdoor living. A separate utility room sits conveniently off the kitchen, offering additional storage, appliance space and internal access to the generous double garage.

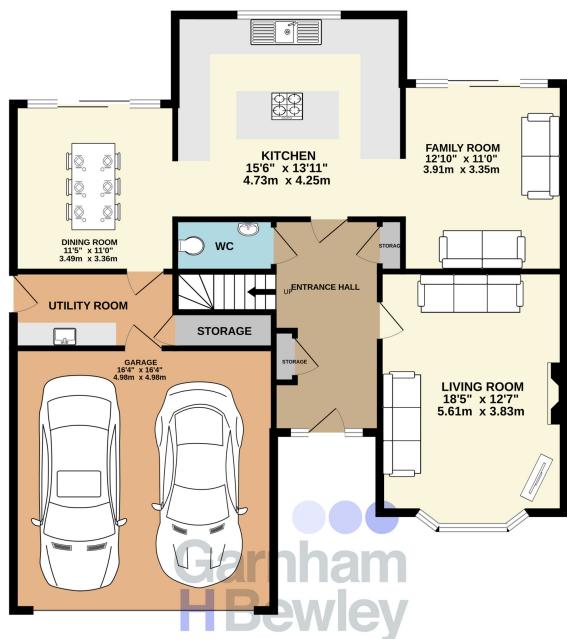
First Floor The spacious landing provides access to four well-proportioned double bedrooms and the family bathroom. The principal bedroom suite enjoys a bay window, its own dressing room and a stylish en-suite bathroom. Bedroom two also benefits from fitted wardrobes and a private en-suite shower room. Bedrooms three and four are both excellent double rooms, served by a well-appointed family bathroom featuring a panel-enclosed bath with shower over.

Outside The rear garden is wall and fence enclosed and designed with entertaining in mind, featuring extensive paving and a substantial decking area with gazebo. Side access leads to the front, where driveway parking provides access to the double garage with electric door. An area of front garden enhances the property's attractive kerb appeal. Ideally located within easy reach of the village centre, local shops and restaurants, The Worth Way and Crawley Down Primary School, this outstanding home combines space, practicality and style in an enviable setting. Early viewing is highly recommended to fully appreciate the scale and layout of this exceptional family home.

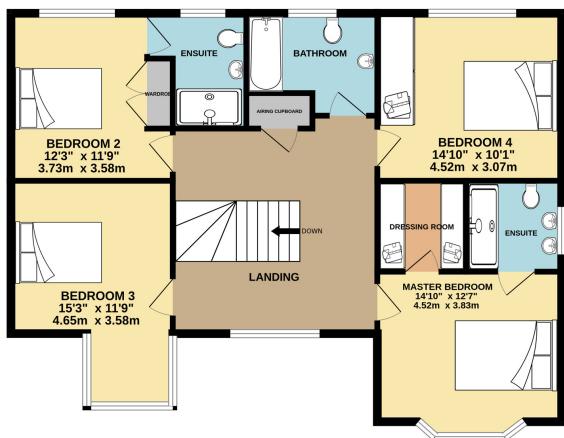


Welcome  
Home

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1ST FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.2 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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**Ground Floor  
Entrance Hall**

**Kitchen/Breakfast Room**  
15' 6" x 13' 11" (4.72m x 4.24m)

**Dining Room**  
11' 5" x 11' 0" (3.48m x 3.35m)

**Family Room**  
12' 10" x 11' 0" (3.91m x 3.35m)

**Utility Room**  
12' 3" x 5' 6" (3.73m x 1.68m)

**Living Room**  
18' 5" x 12' 7" (5.61m x 3.84m)

**Downstairs W.C**

**First Floor**

**Landing**  
14' 5" x 12' 2" (4.39m x 3.71m)

**Master Bedroom**  
14' 10" x 12' 7" (4.52m x 3.84m)

**Dressing Room**

**En-suite**

**Bedroom 2**  
12' 3" x 11' 9" (3.73m x 3.58m)

**En-suite**

**Bedroom 3**  
15' 3" x 11' 9" (4.65m x 3.58m)

**Bedroom 4**

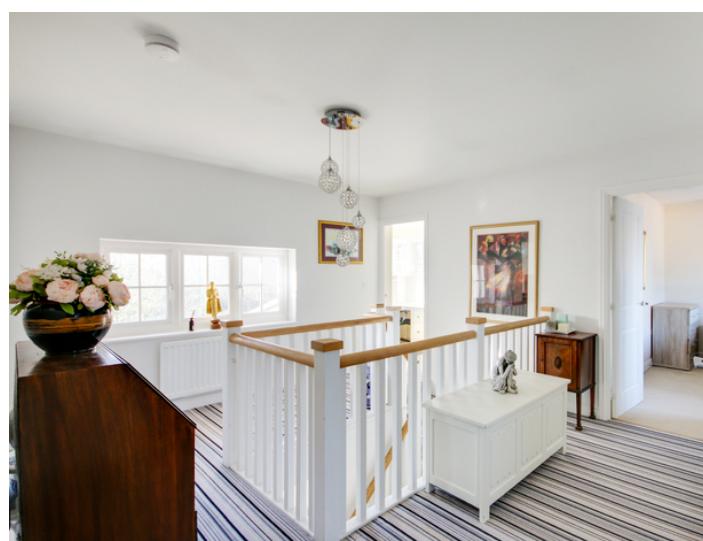
14' 10" x 10' 1" (4.52m x 3.07m)

**Family Bathroom**

**Driveway**

**Double Garage**  
16' 4" x 16' 4" (4.98m x 4.98m)

**Rear Garden**



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Nearest Railway Stations: East Grinstead (2.7 miles)

Three Bridges (3.6 miles)

Dormans (4.1 miles)

Schools:

Crawley Down Village CofE School - 0.4 miles

Turners Hill CofE Primary School - 1.1 miles

Copthorne Preparatory School - 1.6 miles

Felbridge Primary School - 2.1 miles

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	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, Scotland & Wales	
EU Directive 2002/91/EC	

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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