

Guide Price

£450,000

Garnham
H Bewley

15 Cranston Way, Crawley Down



- Three Double Bedrooms
- Semi-Detached Family Home
- Spacious Lounge
- Stunning Kitchen/Dining Room
- Large Conservatory
- Downstairs Cloakroom
- Driveway and Garage
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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



15 Cranston Way, Crawley Down RH10 4XX

Garnham H Bewley are delighted to offer for sale this stunning three bedroom semi-detached Rushden style family home offered in superb decorative order with a stunning kitchen/diner, generous size conservatory, front and rear landscaped gardens, ample driveway parking and a large garage. The property is within close proximity of the ever popular Worth Way, Crawley Down primary school, Donkey Fields nursery, The Doctors Surgery, The Haven Centre and playing fields.

The ground floor accommodation consists of the entrance hall with useful under stairs storage housing the electric fuse board, refitted stylish downstairs cloakroom, spacious lounge with a large window to front aspect providing plenty of light and wall lights. The impressive kitchen/dining room is fitted in a comprehensive range of wall and base level units with area of worksurfaces with matching up stands, breakfast bar, 1 1/2 bowl sink drainer, space for range cooker, dishwasher, upright fridge freezer, window to the rear aspect and patio sliding doors onto the generous size conservatory which accesses the garage and has French doors onto the delightful landscape private rear garden.

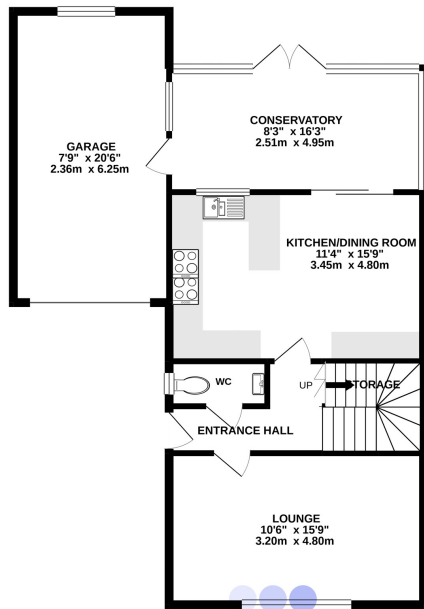
The first floor accommodation consists of the master bedroom which is set to the front of the property enjoying plenty of space for bedroom furniture and a large window to front aspect providing plenty of light. Bedroom two and bedroom three are both double bedrooms and enjoy an outlook over the rear garden and also have plenty of space for bedroom furniture. The three bedrooms are complemented by the family bathroom fitted with a p-shape panel enclosed bath with Aqualisa shower over, curved glass shower screen, vanity style wash hand basin with storage under, low-level WC, heated towel rail, inset ceiling lighting, extractor fan, fully tiled walls and a window to the side aspect. The loft in this style of family home are ideal for conversion to create a master suite subject to planning permission.

Outside, to the front of the property enjoys driveway parking for two cars, large garage with door to front, internal tap, door to conservatory and a window to the rear aspect. The front garden is laid to lawn with an attractive mature flowerbed. The rear garden has been beautifully designed and landscaped by the current owners creating a wonderful entertaining area with a grey composite seating area, area of lawn, patio area, railway sleepers and flowering plants.

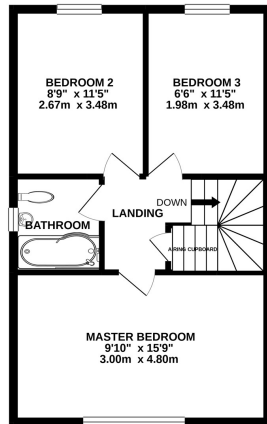


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Garnham H Bewley
 1ST FLOOR
 473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.1 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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Accommodation

Ground Floor
Entrance Hall

Downstairs Cloakroom

Lounge

15' 9" x 10' 6" (4.80m x 3.20m)

Kitchen/Dining Room

15' 9" x 11' 4" (4.80m x 3.45m)

Conservatory

16' 3" x 8' 3" (4.95m x 2.51m)

First Floor

Landing

Master Bedroom

15' 9" x 9' 10" (4.80m x 3.00m)

Bedroom 2

11' 5" x 8' 9" (3.48m x 2.67m)

Bedroom 3

11' 5" x 6' 6" (3.48m x 1.98m)

Family Bathroom

Front Garden

Driveway

Garage

20' 6" x 7' 9" (6.25m x 2.36m)

Rear Garden



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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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