

Guide Price

£500,000

Garnham  
H Bewley

7 Hawarden Close, Crawley Down



- Extended Semi Detached Home
- Three Bedrooms
- Stunning Kitchen/Breakfast Room
- Utility and Downstairs W.C.
- Beautiful Family Bathroom
- Garden
- Garage and Driveway
- Cul-de-sac Location

For further information contact Garnham H Bewley:

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## 7 Hawarden Close, Crawley Down, West Sussex RH10 4PQ

Guide Price £500,000 to £515,000. Garnham H Bewley are pleased to present to the market this beautifully finished and thoughtfully extended three-bedroom semi-detached family home, complete with detached garage and driveway, tucked away in a peaceful cul-de-sac within the highly sought-after village of Crawley Down.

This superb home has been modernised and extended to create stylish, well-balanced living space ideal for contemporary family life. The ground floor begins with a welcoming lounge positioned to the front of the property, offering a cosy yet elegant space to relax. To the rear, a dining area flows seamlessly into the impressive extended kitchen/breakfast room — undoubtedly the heart of the home. This bright and spacious area features a breakfast bar, skylights flooding the room with natural light, and French doors opening directly onto the garden, perfect for indoor-outdoor living and entertaining. Adding to the practicality of the home is a useful utility room with space for both washing machine and tumble dryer, which also provides access to the convenient downstairs W.C.

Upstairs, there are three well-proportioned bedrooms, with the main bedroom benefiting from fitted wardrobes. The family bathroom has been beautifully refitted to a high standard, offering a contemporary and stylish finish.

Externally, the property continues to impress. The rear garden features a patio area ideal for entertaining, leading onto a well-maintained lawn. There is side access to the detached garage, which benefits from an electric up-and-over door, as well as additional side access to the property itself. A private driveway provides off-road parking. Situated within a quiet cul-de-sac in the popular village of Crawley Down, this exceptional home offers a perfect blend of modern living and village charm.



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# Accommodation

## Ground Floor Entrance Hall

### Lounge

14' 8" x 13' 5" (4.47m x 4.09m)

### Dining Area

8' 9" x 8' 8" (2.67m x 2.64m)

### Kitchen/Breakfast Room

15' 11" x 9' 7" (4.85m x 2.92m)

### Utility

8' 8" x 5' 5" (2.64m x 1.65m)

### Downstairs W.C.

### First Floor Landing

### Main Bedroom

10' 9" x 10' 9" (3.28m x 3.28m)

### Bedroom 2

11' 0" x 9' 9" (3.35m x 2.97m)

### Bedroom 3

7' 1" x 6' 8" (2.16m x 2.03m)

### Family Bathroom

6' 4" x 5' 9" (1.93m x 1.75m)

### Outside Garden

### Garage

16' 11" x 8' 3" (5.16m x 2.51m)

### Driveway



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, areas and all other items are approximate and no responsibility is taken for any error, variation or mis-statement. The plans are for illustrative purposes only and should be used as such for any prospective purchase. The actual layout and appearance of the plot may vary from those shown and no guarantee as to their accuracy or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
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			
			88
			74

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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