

Price

£510,000

10 Grange Road, Crawley Down,



- Fabulous Family Home
- Three Bedroom Semi-Detached
- Spacious Throughout
- Generous Sized Living Room
- Spacious Family / Dining Room
- Kitchen/ Breakfast Room
- Driveway and Garage
- Good Sized Rear Garden

For further information contact Garnham H Bewley:

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





## 10 Grange Road, Crawley Down, West Sussex RH10 4JT

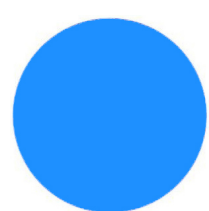
Garnham H Bewley are delighted to offer for sale this fabulous and substantial three bedrooomed semi-detached family home offering spacious accommodation located in the popular village of Crawley Down. The property is situated on the edge of the Worth Way and is within striking distance of the village centre.

The ground floor accommodation consists of entrance porch leading to an inviting reception hall with a door to the living room and kitchen / breakfast room. The living room is situated to the front of the property enjoying three windows providing plenty of light, feature picture rails, wall lights and brick fireplace. The spacious kitchen / breakfast room is fitted in a comprehensive range of wall and base level units with extensive area of work surfaces, breakfast bar, built-in Neff oven, four ring AEG hob, space for fridge / freezer, dishwasher and washing machine, Karndean flooring, space for breakfast table and chairs and a window to the side aspect and a door leading onto the garden. There is a downstairs W.C off the breakfast area. The impressive dining / family room enjoys a wonderful outlook over the rear garden with access onto the patio.

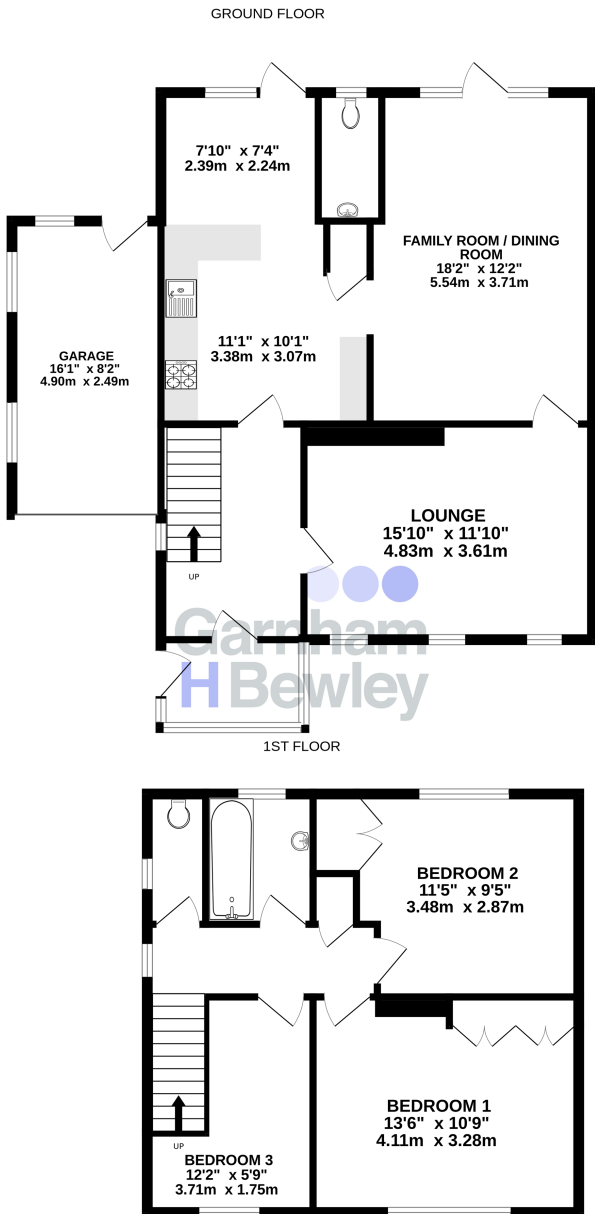
The first floor accommodation consists of three good sized bedrooms of which all have built-in storage or wardrobes and are all complimented by the family bathroom and separate WC.

Outside, to the front there is a five bar gate leading to a gravelled driveway providing parking for two cars, area of lawn, establish mature shrubs, flowering plants and a garage. The garage has an up and over door, power, light, two windows to the side aspect and a further window and door to the rear. The recently replaced boiler is situated in the garage. The delightful and private rear garden is well established with mature shrubs and flowering plants, a summer house, area of lawn and a high degree of privacy. The property is located near the village primary School, village Centre, bus routes and doctors surgery.

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# Accommodation



**Entrance Porch**  
7' 10" x 4' 4" (2.39m x 1.32m)

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**  
15' 10" x 11' 10" (4.83m x 3.61m)

**Kitchen**  
11' 0" x 10' 1" (3.35m x 3.07m)

**Breakfast Room**  
7' 10" x 7' 4" (2.39m x 2.24m)

**First Floor**

**Landing**

**Master Bedroom**  
13' 6" x 10' 9" (4.11m x 3.28m)

**Bedroom 2**  
11' 5" x 9' 5" (3.48m x 2.87m)

**Bedroom 3**  
12' 2" x 5' 9" (3.71m x 1.75m)

**Family Bathroom**

**Separate W.C.**

**Garage**  
16' 8" x 8' 2" (5.08m x 2.49m)

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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## NEAREST RAILWAY STATIONS

East Grinstead Station

2.6 miles

Three Bridges Station

3.6 miles

Dormans Station

4.1 miles

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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