

Price:

£825,000

17 The Furrows, Crawley Down, Crawley



- Stunning Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms & Conservatory
- Stylishly Fitted Kitchen with Separate Utility Room
- Family Bathroom, Two Ensuites & WC
- Beautifully Maintained Garden with Outbuilding
- Driveway & Double Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



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

A beautifully presented modern four-bedroom detached family home, ideally positioned within the highly sought-after village of Crawley Down, offering convenient access to local shops, amenities, a well-regarded primary school and picturesque countryside walks along the Worth Way bridlepath.

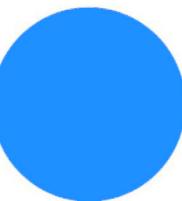
The property is entered via a welcoming and spacious entrance hall. To the right, a generous lounge features a charming bay window and an attractive fireplace, creating a warm and inviting living space. Positioned behind the lounge is a ground floor WC, while a separate study at the rear provides an ideal home office or quiet retreat.

To the left of the property lies the impressive kitchen/diner, thoughtfully designed for modern family living and entertaining. The kitchen is laid out in a highly social arrangement and is fitted with stylish worktops and a range of quality integrated appliances. A separate utility room sits just off the kitchen and provides additional storage along with a rear door leading directly into the garden.

The original dining area has been cleverly modified to open into a large conservatory, which enjoys an abundance of natural light and double side doors opening onto the garden. Upstairs, the first floor offers four well-proportioned double bedrooms. The two principal bedrooms both benefit from built-in wardrobes and their own ensuite shower rooms. The remaining two bedrooms are served by a modern family bathroom, comprising a panel-enclosed bath, low-level WC, wash hand basin and heated towel rail.

Externally, the rear garden is a standout feature, being one of the largest plots within this newly built development. The garden offers a combination of patio areas and a lawned section, ideal for both entertaining and family use. An outdoor garden room with power provides excellent flexibility, perfect for a home office, gym or hobby space. To the front, a private driveway leads to the double garage, which is fitted with an electric roll-up door.

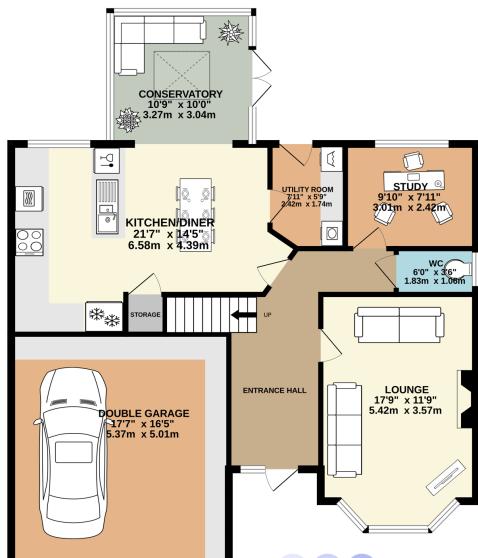
Offered to the market with no onward chain, this exceptional home combines modern living with a desirable village location and early viewing is highly recommended.



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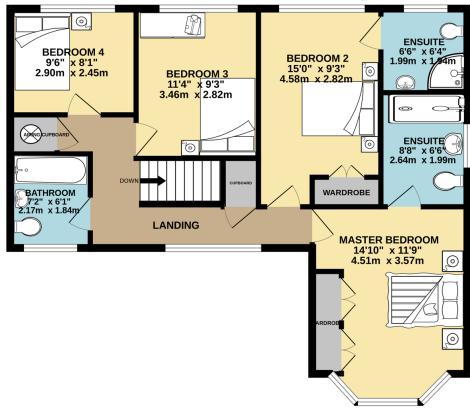
GROUND FLOOR  
1132 sq.ft. (105.2 sq.m.) approx.

## Accommodation



Garnham  
H Bewley

1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



### 17 THE FURROWS - FLOORPLAN

TOTAL FLOOR AREA: 1882 sq.ft. (174.8 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:**  
**Lounge:**

11' 9" x 17' 9" (3.58m x 5.41m)

**WC:**

6' 0" x 3' 6" (1.83m x 1.07m)

**Study:**

9' 10" x 7' 11" (3.00m x 2.41m)

**Utility Room:**

7' 11" x 5' 9" (2.41m x 1.75m)

**Kitchen / Diner:**

21' 7" x 14' 5" (6.58m x 4.39m)

**Conservatory:**

10' 9" x 10' 0" (3.28m x 3.05m)

**First Floor:**

**Master Bedroom:**

14' 10" x 11' 9" (4.52m x 3.58m)

**Ensuite to Master:**

8' 8" x 6' 6" (2.64m x 1.98m)

**Bedroom Two:**

9' 3" x 15' 0" (2.82m x 4.57m)

**Ensuite:**

6' 6" x 6' 4" (1.98m x 1.93m)

**Bedroom Three:**

11' 4" x 9' 3" (3.45m x 2.82m)

**Bedroom Four:**

9' 6" x 8' 1" (2.90m x 2.46m)

**Bathroom:**

7' 2" x 6' 1" (2.18m x 1.85m)

**Outside:**

**Double Garage:**

16' 5" x 17' 7" (5.00m x 5.36m)



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#### Nearest Stations:

East Grinstead Station (2.3 miles)

Dormans Station (3.6 miles)

Three Bridges Station (4.0 miles)

#### Nearest Schools:

Crawley Down Village CofE School (0.3 miles)

Turners Hill CofE Primary School (1.7 miles)

Felbridge Primary School (1.5 miles)

Copthorne Preparatory School (1.5 miles)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/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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