

Price

£425,000

Garnham
H Bewley

10 Hazel Way, Crawley Down



- Semi Detached Family Home
- Three Bedrooms
- Separate Fitted Kitchen
- Open Plan Lounge / Dining Room
- Family Bathroom
- Front and Rear Gardens
- Large Garage & Driveway

For further information contact Garnham H Bewley:

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



10 Hazel Way, Crawley Down RH10 4JR

Garnham H Bewley are delighted to offer for sale this three bedroom semi-detached family home located within striking distance of the Worth Way providing lovely walks and cycle ways. The property has great driveway parking, large garage and is situated in the popular village of Crawley Down.

The ground floor accommodation consists of an inviting entrance hall with stairs to the first floor landing. The bright and airy lounge is situated to the front aspect with a large window providing plenty of light, under stair storage cupboard and an opening through to the dining area which enjoys a wonderful outlook of the private rear garden with patio doors leading onto the patio. The kitchen is fitted in a range of wall and base level units with area of work surfaces, inset sink/drain, space for upright fridge/freezer, space for dishwasher and washing machine, space for double oven with cooker hood above and a window to the rear aspect overlooking the garden.

The first floor accommodation consists of three bedrooms of which the master bedroom and bedroom two are a great size and bedroom three is a generous single bedroom / office. All three bedrooms are complemented by the family bathroom fitted with a panel enclosed bath with central mixer taps, shower overhead, low level W.C, wash hand basin, fully tiled walls and floor and a window to the rear aspect.

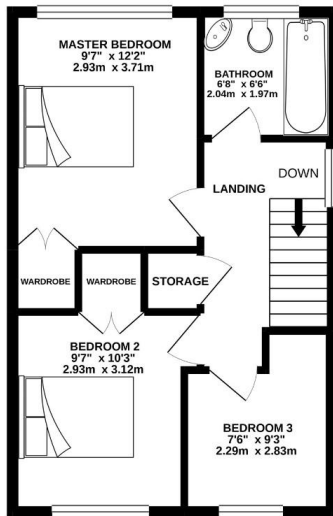
Outside, to the front of the property is ample driveway parking with an area of lawn and garage. The rear garden is mainly laid to lawn with a patio area expanding the width of the house and garage. The garden offers great privacy and has an outside tap. This pretty West Sussex village is situated between the larger towns of East Grinstead and Crawley. Although very much retaining its village identity Crawley Down caters for most every day needs with its popular parade of shops, as well as the local Crawley Down Village C of E Primary School, and the Donkey Field Pre-school. There is also a Health Centre, Dentists and village shops. The village is also well connected by main roads to the motorway network and Gatwick airport, approximately 6 miles. There are mainline railway stations at both East Grinstead, Three Bridges and Crawley. The area is surrounded by outstanding countryside with the South Downs and Ashdown Forest in close proximity



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1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



Accommodation

Ground Floor

Entrance Hallway

Lounge / Diner

27' 2" x 12' 5" (8.28m x 3.78m)

Kitchen

9' 3" x 7' 4" (2.82m x 2.24m)

First Floor

Master Bedroom

12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom Two

10' 3" x 9' 7" (3.12m x 2.92m)

Bedroom Three

9' 3" x 7' 6" (2.82m x 2.29m)

Bathroom

6' 8" x 6' 6" (2.03m x 1.98m)

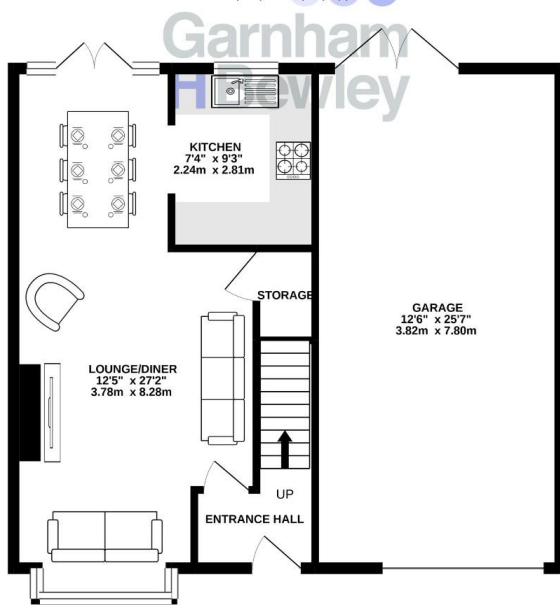
Outside

Front & Rear Garden

Garage

25' 7" x 12' 6" (7.80m x 3.81m)

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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East Grinstead 01342 410227

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		70
(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

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