

Guide Price:
£550,000

£500,000

Garnham
H Bewley

1 Birch Close, Crawley Down, Crawley



- Four Bedroom Semi-Detached
- Extended to the Rear & Loft Conversion
- Two Bathrooms & Downstairs W/C
- Seperate Utility Room
- Large Garden with Outbuilding
- Driveway Parking for Four Cars
- Highly Sought-After Village Location
- Close Proximity to Local Shops

For further information contact Garnham H Bewley:

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



1 Birch Close, Crawley Down, Crawley, West Sussex RH10 4UR

Guide Price: £500,000 - £550,000. Garnham H Bewley are delighted to offer for sale this extended four bedroom semi-detached house, nestled in the ever-popular Crawley Down Village. Crawley Down offers great access to both East Grinstead and Three Bridges mainline Railway Stations and is just a 20 minute drive to London Gatwick Airport. The village offers a selection of amenities including a local shop, butchers, social club, doctor surgery and some excellent restaurants. There is also a Primary School in the village. There are great country pubs in the local vicinity and the local "Worth Way" is perfect for dog-walking and cycling.

The property itself has been extended and modernised by the current owners to create a spacious and versatile family home.

Entering the house, you have the lounge to your right which is bright and airy and has a large window to the front aspect, the electric fireplace acts as focal point to the room. In the entrance hall there is a downstairs cloakroom and vast storage that goes in under the stairs. The Kitchen/Diner is to the left of the stairs and it has been extended to create a very social space in which to cook and eat. The Kitchen itself is fitted with a range of base and eye-level units and comes complete with a 5-ring gas hob, double electric oven, extractor hood, sink with drainer and offers additional space for under counter fridge & freezer and freestanding dishwasher. Off the kitchen to the right is the office/study, and to left of the kitchen is the utility room which has space for washing machine and tumble dryer and has doors both the front and rear garden. The owners have also added on a glass Garden Room which is attached to the rear of the house, but accessed independently, it is a great chillout area in the summer and gets plenty of sunshine.

On the first floor are two double bedrooms and a further single bedroom complimented by the family bathroom. There are stairs leading up to the second floor, which has tastefully been converted into the Master Bedroom with an en-suite Shower Room. The Master bedroom has plenty of space for wardrobes and two large windows overlooking the rear garden. There is a storage cupboard on the second floor landing and also additional storage in the eaves.

Outside, the large rear garden has been landscaped to create a beautiful yet, low maintenance space. The current owners have laid down astro-turf and have also built an outbuilding at the back of the garden which has power and could be used as a home office or gym. At the front of the property there is a paved driveway for up to four cars.

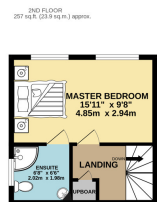
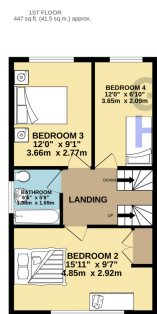
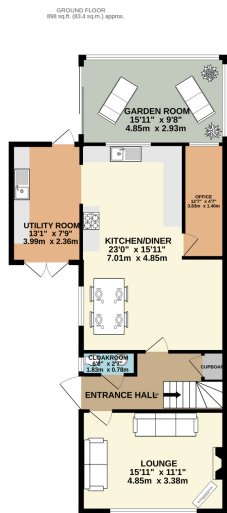
Internal viewings come highly recommended.

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Accommodation



1 BIRCH CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 1602 sq.ft. (148.8 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

15' 11" x 11' 1" (4.85m x 3.38m)

Downstairs Cloakroom

6' 0" x 2' 7" (1.83m x 0.79m)

Kitchen / Diner

23' 0" x 15' 11" (7.01m x 4.85m)

Utility Room

13' 1" x 7' 9" (3.99m x 2.36m)

Office / Study

12' 7" x 4' 7" (3.84m x 1.40m)

Garden Room

15' 11" x 9' 8" (4.85m x 2.95m)

First Floor:

Bedroom Two

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

Bedroom Three

12' 0" x 9' 1" (3.66m x 2.77m)

Bedroom Four

12' 0" x 6' 10" (3.66m x 2.08m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Second Floor:

Master Bedroom

15' 11" x 9' 8" (4.85m x 2.95m)

En-Suite

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



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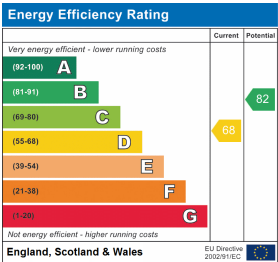
Local Transport Links:
East Grinstead Station: 2.4 miles
Dormans Station: 3.7 miles
Three Bridges Station: 3.9 miles

Proximity to Local Schools:
Crawley Down Village C of E: 0.1 miles (Ofsted: Good)
Turners Hill CofE Primary School: 1.5 miles (Ofsted: Outstanding)
Cophorne Preparatory School: 1.5 miles (Independent School)
Felbridge Primary School: 1.6 miles (Ofsted: Good)

East Grinstead

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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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