

£465,000

6 Ash Close, Crawley Down



- Semi Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Lounge
- Shower Room and Downstairs W.C.
- West Facing Garden
- Office Area and Store Room
- Driveway Parking

For further information contact Garnham H Bewley:

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## 6 Ash Close, Crawley Down, West Sussex RH10 4PG

Garnham H Bewley are delighted to offer for sale this three bedroom immaculate semi-detached family home located in the ever popular village of Crawley Down. This property is situated in a superb position in a cul-de-sac location and benefits from spacious accommodation and currently boasts kitchen/dining room, conservatory, lounge, downstairs cloakroom, three bedrooms to the first floor, family bathroom, ideal west facing garden great for entertaining ample driveway parking and detached garage which has been converted into an office space and storage room to the front. Internal viewings come highly recommended to fully appreciate this great example of a three bedroom semi detached family home.

The accommodation comprises entrance hall with a good size under stair cupboard, downstairs cloakroom with low level W.C., wash hand basin, window to the side aspect. The spacious lounge is bright and airy with a window to the front aspect. The kitchen/breakfast room overlooks the rear garden and comprises of a range of wall and base level units with extensive area of work surfaces, 1 1/2 bowl stainless steel sink/drainer with mixer tap, integrated oven, fridge/freezer, dishwasher, washing machine, gas hob with extractor hood above, window to the rear aspect and bi-folding doors leading onto the conservatory overlooking the garden.

The first floor accommodation comprises three double bedrooms of which the master bedroom is set to the front aspect and bedrooms two and three both overlook the rear garden. The landing has loft access and an airing cupboard housing the hot water cylinder. The shower room has been fitted with shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the side aspect.

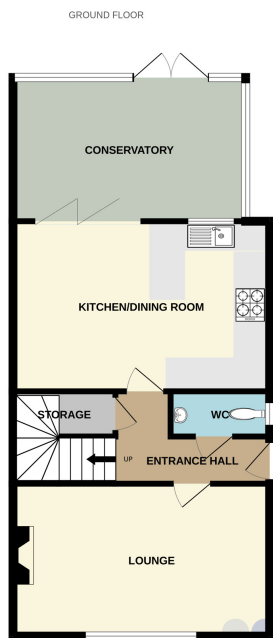
Outside the property to the front is the driveway providing ample off road parking. The rear garden has a generous size lawn with decking area ideal for seating and provides access to the side of the property and access into the office area which comes complete with light and power. There is also the storage room which is accessed by the garage door to the front.

This style family home in Crawley Down offers the scope to extend into the loft subject to planning permission if one wished.

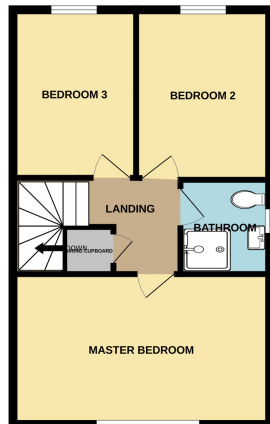


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# Accommodation



Garnham  
HBewley



## Ground Floor Entrance Hall

## Downstairs W.C.

**Kitchen/Breakfast Room**  
15' 10" x 10' 4" (4.83m x 3.15m)

**Conservatory**  
14' 5" x 9' 6" (4.39m x 2.90m)

**Lounge**  
15' 10" x 10' 7" (4.83m x 3.23m)

## First Floor Landing

**Main Bedroom**  
15' 11" x 9' 0" (4.85m x 2.74m)

**Bedroom 2**  
11' 4" x 9' 0" (3.45m x 2.74m)

**Bedroom 3**  
11' 6" x 6' 7" (3.51m x 2.01m)

**Family Shower Room**  
6' 2" x 5' 5" (1.88m x 1.65m)

## Outside Garden

**Office Area**  
7' 11" x 7' 6" (2.41m x 2.29m)

**Store Room**  
8' 9" x 8' 2" (2.67m 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		<b>69</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
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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