

Offers in Excess of:

£700,000

Garnham
H Bewley

1 Fermandy Lane, Crawley Down



- Extended Detached Family Home
- Four Bedrooms
- En-suite and Family Bathroom
- Three Reception Rooms
- Kitchen and Utility
- Downstairs W.C.
- Stunning Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

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



1 Fernandy Lane, Crawley Down, West Sussex RH10 4UB

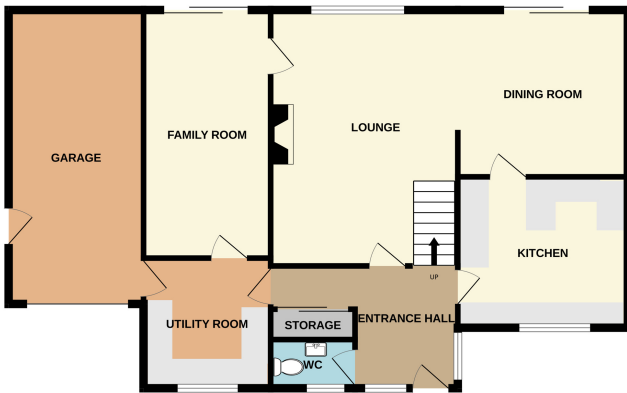
Garnham H Bewley are pleased to present to the market this extended four-bedroom detached home set within a Sought-After Location in Crawley Down. Nestled in one of Crawley Down's desirable roads, this beautifully extended four-bedroom detached residence offers spacious and versatile living, perfect for growing families or those seeking extra space to work from home. Upon entering, you are welcomed by a light and airy entrance hall leading to a modern kitchen, ideal for everyday family life and entertaining alike. The generous lounge seamlessly opens onto the dining room, which features patio doors that lead out to the rear garden—perfect for indoor-outdoor living. A versatile family room provides additional space to suit a variety of needs, from a home office to a playroom or snug. Completing the ground floor is a convenient downstairs W.C. and a separate utility room, adding practicality to daily life. Upstairs, the main bedroom benefits from built-in wardrobes and a private en-suite, while three further well-proportioned bedrooms are served by a stylish family bathroom. Outside, the property enjoys a well-maintained rear and side garden, ideal for children to play or for al fresco entertaining. A garage and driveway provide ample off-road parking with the added convenience of electric car charging point. This is a rare opportunity to secure a spacious, well-appointed home in a prime location—early viewing is highly recommended.



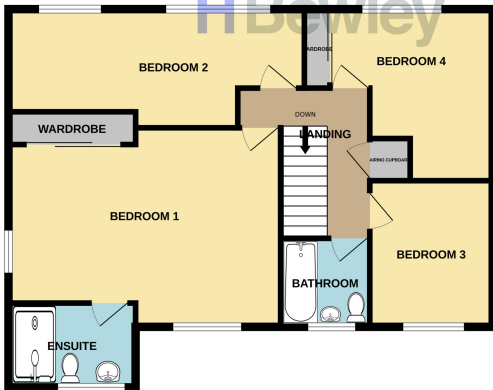
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Accommodation

GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1824 sq.ft. (169.4 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 Entrance Hall

Downstairs W.C.

Kitchen

11' 11" x 10' 3" (3.63m x 3.12m)

Utility

9' 1" x 8' 11" (2.77m x 2.72m)

Lounge

17' 9" x 13' 1" (5.41m x 3.99m)

Family Room

17' 4" x 8' 11" (5.28m x 2.72m)

Dining Room

11' 11" x 11' 8" (3.63m x 3.56m)

First Floor Landing

Main Bedroom

19' 11" x 12' 0" (6.07m x 3.66m)

En-suite

8' 10" x 5' 11" (2.69m x 1.80m)

Bedroom 2

21' 10" x 8' 4" (6.65m x 2.54m)

Bedroom 3

10' 5" x 8' 7" (3.17m x 2.62m)

Bedroom 4

12' 0" x 11' 9" (3.66m x 3.58m)

Family Bathroom

6' 10" x 6' 3" (2.08m x 1.91m)

Outside Garden

Garage

20' 3" x 9' 5" (6.17m x 2.87m)

Driveway



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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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