

£439,000

34 The Martins, Crawley Down



- Extended Semi Detached Home
- Three Bedrooms
- Kitchen
- Lounge/Dining Room
- Conservatory
- Downstairs W.C.
- Garden

For further information contact Garnham H Bewley:

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

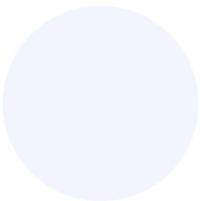


## 34 The Martins, Crawley Down, West Sussex RH10 4XU

Garnham H Bewley are pleased to present to the market this extended three-bedroom semi-detached family home | excellent potential to extend (STPP). Situated in the heart of the ever-popular village of Crawley Down, this extended three-bedroom semi-detached family home offers well-presented accommodation and excellent potential for further extension to the side (subject to the relevant planning permissions). The ground floor features a spacious lounge/dining room, a modern extended kitchen, and a bright conservatory that enjoys lovely views over the stunning rear garden. There is also a downstairs W.C., adding to the convenience for modern family living. Upstairs, the property offers three good-sized bedrooms and a contemporary family bathroom. Externally, the home benefits from rear and side access to a beautifully maintained garden, with a garage situated at the rear, easily accessible and offering further storage or parking potential. Located close to local shops, schools, and excellent transport links, this home is perfect for growing families and those looking to create their dream home in a peaceful, community-focused village setting. Viewing is highly recommended to appreciate the space, potential, and location on offer.



Welcome  
Home



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TOTAL GROUND AREA: 990 sq ft (91.9 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the above floor plan, these measurements do not include the thickness of walls, doors, windows, rooms and any other services or appurtenances and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Measurements are approximate.

## Ground Floor Entrance Hall

### Downstairs W.C.

### Kitchen

13' 4" x 9' 0" (4.06m x 2.74m)

### Lounge/Dining Room

16' 3" x 15' 11" (4.95m x 4.85m)

### Conservatory

15' 1" x 8' 9" (4.60m x 2.67m)

## First Floor Landing

### Main Bedroom

12' 0" x 9' 5" (3.66m x 2.87m)

### Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)

### Bedroom 3

9' 0" x 6' 2" (2.74m x 1.88m)

### Family Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

## Outside Garden

### Garage

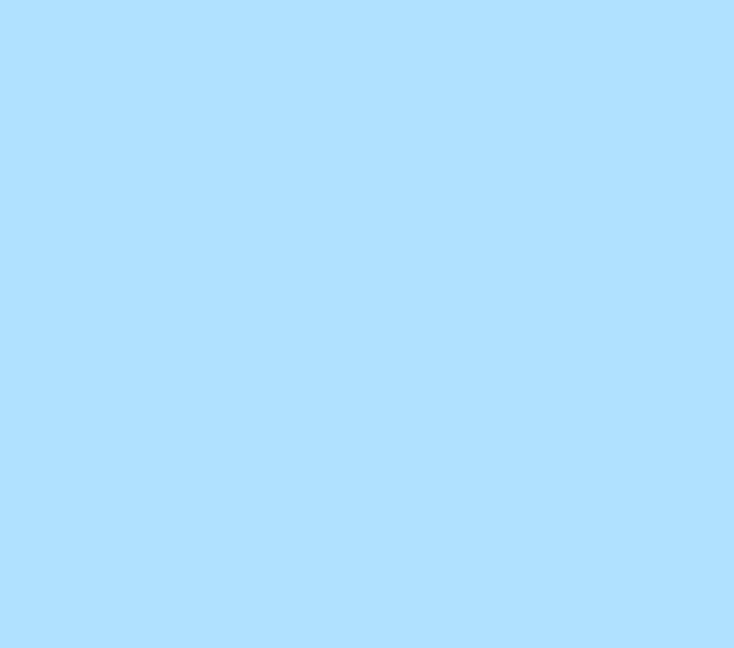
16' 1" x 7' 10" (4.90m x 2.39m)

### Off Road Parking



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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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