

Guide Price
£475,000

£450,000

Garnham
H Bewley

27 Burleigh Way, Crawley Down



- Stunning Family Home
- Three Double Bedrooms
- Spacious Lounge
- Kitchen / Diner
- Family Room / Conservatory
- Refitted Family Bathroom
- Landscaped Rear Garden
- Driveway & Garage

For further information contact Garnham H Bewley:

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



27 Burleigh Way, Crawley Down, West Sussex RH10 4UA

Guide Price £450,000 - £475,000. Garnham H Bewley are delighted to offer for sale this fabulous three bedroomed semi-detached Rushden style family home offered in superb decorative order whilst offering spacious living accommodation, great outdoor space and located in the ever popular village of Crawley Down. Situated approximately a few hundred yards from the Worth Way, Crawley Down village centre, local bus routes and much more this is an ideal spot for this delightful home.

The ground floor accommodation consist of an inviting entrance hall with a window to the front aspect, under stair storage, stairs to the first floor landing, stylish sliding door to the lounge and wood laminate flooring which continues through into the lounge. The spacious lounge enjoys a large window to the front aspect with plantation shutters providing plenty of light and a feature limestone fireplace with electric fire. To the rear of the house is an open plan kitchen / dining / family room enjoying an aspect over the rear garden and access to the garden via the family room / conservatory. The kitchen is fitted in a comprehensive range of wall and base level units with area of solid wood work surfaces, inset bowl sink with mixer tap, space for range cooker, space for dishwasher and washing machine and plumbing and space for an American style fridge/freezer, great sized larder cupboard, glass display units with lighting, under unit lighting, inset ceiling lighting, space for kitchen appliances, breakfast bar, space for dining table and access to the great addition of the family room / conservatory which has under floor heating and a wall mounted heater.

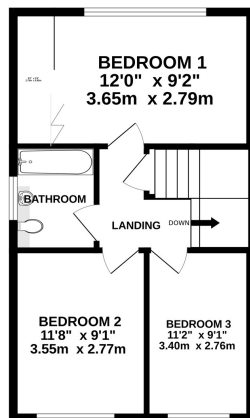
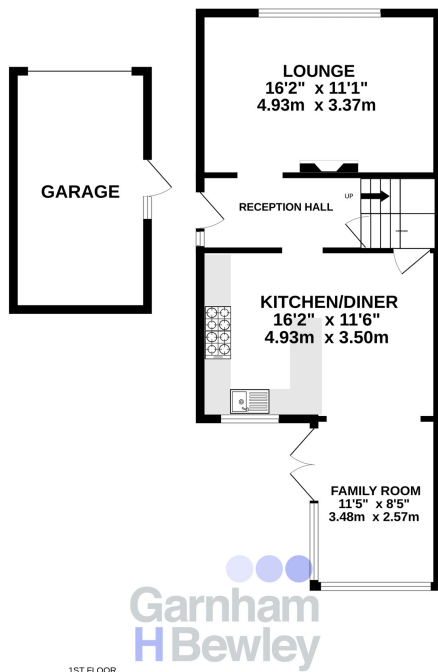
The first floor accommodation consists of the landing with storage cupboard and loft hatch with pull down ladder leading to a boarded loft which has great scope to convert into. The generous sized master bedroom is beautifully finished with built in wardrobes and enjoys a large window to the front aspect providing plenty of light. Bedroom two and bedroom three are both double rooms with an outlook over the newly landscaped rear garden. The three bedrooms are complimented by the refitted family bathroom fitted in a stunning white suite with a panel enclosed bath with wall mounted bath control, Aqualisa shower over and further oversized ceiling mounted shower head, folding glass shower screen, vanity style wash hand basin with stylish fountain mixer tap and storage under, low-level WC, part tiled walls, heated towel rail, tiled floor and a window to the side aspect.

Outside, to the front there is an area of lawn, garden path, driveway parking and a garage with an up and over door, power, light and access to the side. The attractive newly landscaped rear garden has been beautifully designed and finished to create great outdoor space for all to enjoy. The lawn area is levelled and has sleepers to retain opening onto an expanse of composite decking with a further grey Indian sandstone patio area bringing the garden together alongside a large timber covered area which has been constructed to support the potential for a hot tub complete with electric and is great for entertaining and BBQ's. There is feature outdoor lighting and an outside tap.

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Welcome
Home



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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Accommodation

Entrance Hall

Lounge

16' 2" x 11' 1" (4.93m x 3.38m)

Kitchen/Diner

16' 2" x 11' 6" (4.93m x 3.51m)

First Floor

Master Bedroom

12' 0" x 9' 2" (3.66m x 2.79m)

Bedroom 2

11' 8" x 9' 1" (3.56m x 2.79m)

Bedroom 3

11' 2" x 9' 1" (3.40m x 2.77m)

Family Bathroom

Front Garden

Driveway

Garage

Rear Garden



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NEAREST RAILWAY STATIONS
East Grinstead Station - 2.4 miles
Dormans Station - 3.6 miles
Three Bridges Station - 3.9 mile

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

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