

Guide Price:

£525,000

£500,000

Garnham
H Bewley

41 Burleigh Way, Crawley Down,



- Beautiful Detached Family Home
- Four Bedrooms
- Spacious Lounge
- Kitchen / Dining Room
- Utility & W.C.
- Conservatory
- Driveway & Garage
- Generous Sized Rear Garden

For further information contact Garnham H Bewley:

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



41 Burleigh Way, Crawley Down, West Sussex RH10 4UG

Garnham H Bewley are delighted to present this exceptional four-bedroom detached family home, ideally situated in the highly sought-after village of Crawley Down. Offering generous living space, well-maintained front and rear gardens, driveway parking, and a garage, this property is perfectly suited for modern family living.

The ground floor opens with a welcoming reception porch leading into a bright and spacious living room. A charming bay window floods the space with natural light, complemented by a feature fireplace and ample room for comfortable furnishings—ideal for both relaxing and entertaining. To the rear, the property boasts an impressive kitchen/dining area, featuring a large bay window overlooking the beautifully landscaped garden and direct access to the conservatory. The well-appointed kitchen is fitted with a comprehensive range of wall and base units, generous worktop space, a breakfast bar, and a one-and-a-half bowl inset sink. Integrated appliances include a double oven and four-ring gas hob with extractor hood, with additional space for further appliances. Further ground floor benefits include a convenient WC and a practical utility room with internal access to the garage. Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom, along with bedrooms two and three, benefit from built-in wardrobes. Bedrooms two and three are currently combined, offering flexibility to suit a variety of needs. The family shower room is stylishly fitted with a corner shower, vanity unit with storage, low-level WC, partially tiled walls, and a rear-facing window.

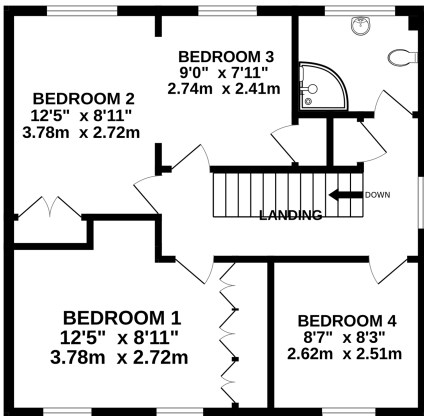
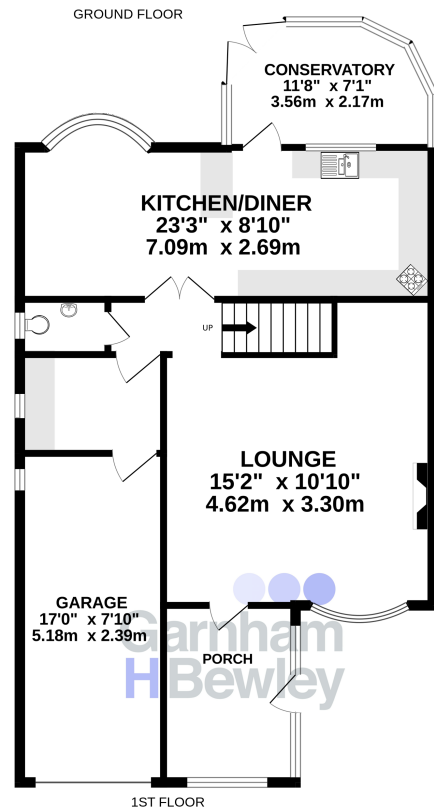
Externally, the front of the property provides driveway parking for up to three vehicles, alongside a large garage with power and lighting. Mature shrubs enhance the curb appeal, with side access leading to the rear garden. The rear garden is a true highlight—generous in size and offering excellent privacy. It features a spacious Indian sandstone patio, ideal for outdoor dining, a well-kept lawn, and beautifully established planting. A raised terrace provides an additional lawned area, complete with a garden shed and mature borders.



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Accommodation



Reception Porch
11' 9" x 4' 10" (3.58m x 1.47m)

Lounge
15' 2" x 10' 10" (4.62m x 3.30m)

Kitchen/ Diner
23' 3" x 8' 10" (7.09m x 2.69m)

Conservatory
12' 0" x 9' 0" (3.66m x 2.74m)

W.C.

Utility
7' 10" x 6' 6" (2.39m x 1.98m)

First Floor

Master Bedroom
12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom 2
12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom 3
9' 0" x 7' 11" (2.74m x 2.41m)

Bedroom 4
8' 7" x 8' 3" (2.62m x 2.51m)

Shower Room

Driveway

Garage
17' 0" x 7' 10" (5.18m x 2.39m)

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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NEAREST RAILWAY STATIONS

East Grinstead Station

2.4 miles

Dormans Station

3.8 miles

Three Bridges Station

3.8 miles

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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