

Guide Price:  
£500,000 -

£475,000

Garnham  
**H** Bewley

27 Acorn Avenue, Crawley Down, Crawley



- Detached Family Home
- Three Double Bedrooms
- Stylishly Fitted Kitchen/Breakfast Room
- Separate Utility Room
- Tastefully Finished Bathroom, Ensuite & WC
- Private, Westerly-Facing Rear Garden
- Two Allocated Parking Spaces
- No Onward Chain

For further information contact Garnham H Bewley:

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## 27 Acom Avenue, Crawley Down, Crawley, West Sussex RH10 4AL

Modern Three-Bedroom Detached Home | Built by Miller Homes in 2017 | Private Position | Sought-After Village Location

Tucked away at the rear of a popular modern development in the heart of Crawley Down, this well-presented three-bedroom detached family home, built by Miller Homes in 2017, offers stylish and practical living within walking distance of local shops, restaurants, the village primary school, and the Worth Way Bridlepath.

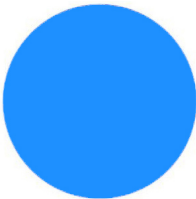
The welcoming entrance hall leads to a spacious lounge with windows to the front and side, and a bright kitchen/breakfast room with modern units, integrated dishwasher, induction hob, electric oven, and space for an American-style fridge/freezer and dining table. Double doors open to the private, westerly-facing rear garden, perfect for outdoor entertaining.

Off the kitchen is a useful utility room with a second sink, space for appliances, and a rear door to the garden. A ground floor WC completes the downstairs.

Upstairs, you'll find three double bedrooms, including a master with fitted wardrobes and en-suite shower room. The family bathroom features a bath with shower over, hand basin and WC. A large storage cupboard and loft access are located on the landing. The garden is mainly laid to lawn and enjoys a sunny, private aspect.

The property also includes two allocated parking spaces to the front. An ideal home for families or professionals seeking modern living in a thriving village community.

Early viewing recommended.



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# Accommodation

## Ground Floor:

### Kitchen/Breakfast Room:

17' 9" x 9' 5" (5.41m x 2.87m)

### Utility Room:

6' 5" x 5' 10" (1.96m x 1.78m)

### Lounge:

17' 9" x 10' 6" (5.41m x 3.20m)

### WC:

4' 8" x 3' 4" (1.42m x 1.02m)

## First Floor:

### Master Bedroom:

13' 2" x 11' 11" (4.01m x 3.63m)

### Ensuite:

6' 5" x 5' 8" (1.96m x 1.73m)

### Bedroom Two:

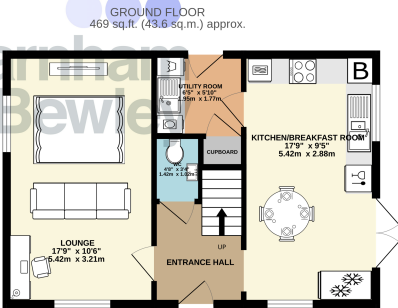
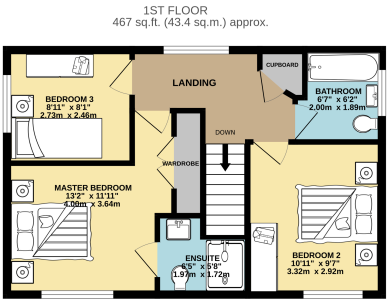
10' 11" x 9' 7" (3.33m x 2.92m)

### Bedroom Three:

8' 11" x 8' 1" (2.72m x 2.46m)

### Bathroom:

6' 7" x 6' 2" (2.01m x 1.88m)



27 ACORN AVENUE - FLOORPLAN  
TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other details 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 for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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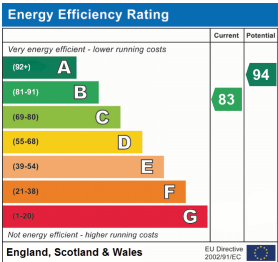


Nearest Stations:

- East Grinstead Station (2.3 miles)
- Dormans Station (3.8 miles)
- Three Bridges Station (4.0 miles)

Nearest Schools:

- Crawley Down Village CoFE School (0.4 miles)
- Turners Hill CoFE Primary School (1.4 miles)
- Felbridge Primary School (1.8 miles)
- Copthorne Preparatory School (1.8 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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