

Offers in Excess of:

£500,000

Garnham  
**H** Bewley

1 Aviary Way, Crawley Down, Crawley

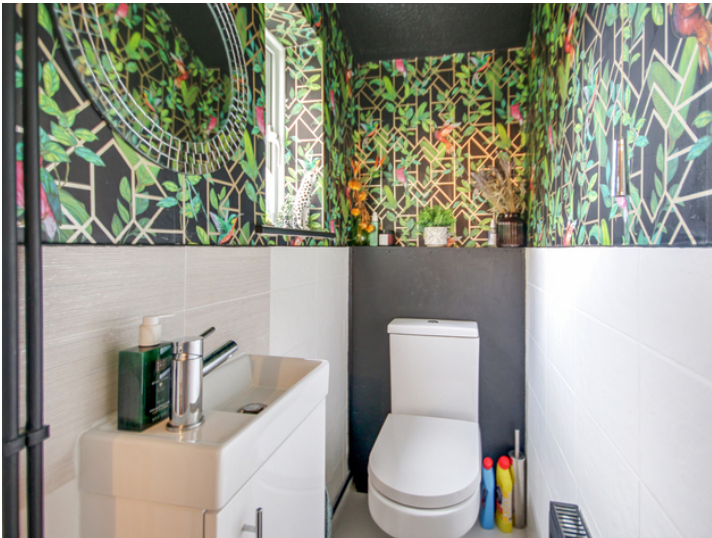


- Extended Semi-Detached Family Home
- Three Double Bedrooms
- Stylishly Finished Kitchen
- Three Large Reception Rooms
- Tastefully Appointed Bathroom & Downstairs WC
- Private Rear Garden with Outdoor Office
- Driveway Parking for Two Vehicles
- Close Proximity to the Worth Way

For further information contact Garnham H Bewley:

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





## 1 Aviary Way, Crawley Down, Crawley, West Sussex RH10 4XR

Beautifully Extended Three-Bedroom Semi-Detached Home in Sought-After Crawley Down.

Located in the heart of Crawley Down village, within walking distance of local amenities, the popular primary school, and the Worth Way bridle path, this beautifully extended three-bedroom semi-detached home is perfect for modern family living.

The property has been thoughtfully extended to the front, providing a spacious entrance hall and a vibrant downstairs WC. The converted garage now serves as a versatile playroom or study, complete with a large utility cupboard (housing the washing machine) and side access to the garden.

To the front, the stylish kitchen is fitted with a full range of units and integrated appliances, including a gas hob, electric oven, fridge/freezer, wine chiller, dishwasher, and sink with drainer. To the rear, the lounge opens onto the garden via sliding doors and leads to a rear extension housing the dining room—also with sliding doors—creating a light, open-plan feel. There's also a generous understairs storage cupboard.

Upstairs offers three double bedrooms, including a main bedroom with walk-in dressing area and a second bedroom with built-in wardrobes. The family bathroom is modern and well-appointed. Additional features include a large landing window, airing cupboard, and access to a part-boarded loft.

The large rear garden is mainly laid to lawn, with a spacious decked BBQ area and a substantial timber-built office with power—ideal for home working. To the front, there is a driveway with parking for two cars.

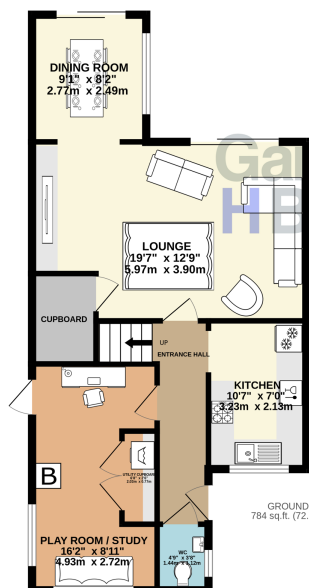
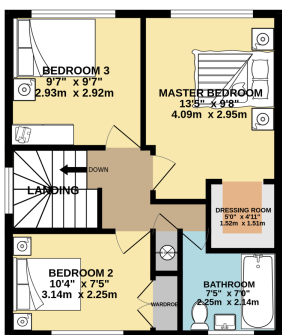
An ideal family home in a prime village location — early viewing is highly recommended.



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1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.

1 AVIARY WAY - FLOORPLAN

TOTAL FLOOR AREA : 1224 sq.ft. (113.8 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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## Accommodation

### Ground Floor:

#### Kitchen:

10' 7" x 7' 0" (3.23m x 2.13m)

#### Play Room / Study:

8' 11" x 16' 2" (2.72m x 4.93m)

#### Lounge:

19' 7" x 12' 9" (5.97m x 3.89m)

#### Dining Room:

9' 1" x 8' 2" (2.77m x 2.49m)

#### Downstairs WC:

4' 9" x 3' 8" (1.45m x 1.12m)

### First Floor:

#### Master Bedroom:

13' 5" x 9' 8" (4.09m x 2.95m)

#### Dressing Room:

5' 0" x 4' 11" (1.52m x 1.50m)

#### Bedroom Two:

10' 4" x 7' 5" (3.15m x 2.26m)

#### Bedroom Three:

9' 7" x 9' 7" (2.92m x 2.92m)

#### Bathroom:

7' 5" x 7' 0" (2.26m x 2.13m)

### Outside:

#### Garden Room / Office

15' 8" x 9' 1" (4.78m x 2.77m)



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Nearest Stations:

East Grinstead Station (2.1 miles)

Dormans Station (3.4 miles)

Three Bridges Station (4.1 miles)

Nearest Schools:

Crawley Down Village CoFE School (0.4 miles)

Felbridge Primary School (1.3 miles)

Turners Hill CoFE Primary School (1.8 miles)

Imberhome School (1.5 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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