

Price

£465,000

Garnham  
H Bewley

4 Kiln Road, Crawley Down,



- Fabulous Three Bedroom Home
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Downstairs Cloakroom
- Driveway & Garage
- Generous Size Gardens
- No Ongoing Chain

For further information contact Garnham H Bewley:

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



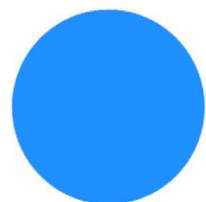
## 4 Kiln Road, Crawley Down, West Sussex RH10 4JY

Garnham H Bewley are delighted to offer for sale this fabulous and spacious three bedroomed semi-detached family home located in the ever popular village of Crawley Down enjoying a generous sized plot. The property is situated within close proximity of the Worth Way and village centre and is offered to the market with no onward chain.

The accommodation consists of a bright and spacious living room with stairs to the first floor landing, window to the front aspect providing plenty of light and an opening to the dining area which in turn opens through to the conservatory which enjoys a wonderful outlook over the rear garden and has French doors to the patio. The kitchen is at the rear of the property benefiting from a view over the rear garden. The kitchen consists of a range of wall and base level units with extensive area of work surfaces, inset sink/drainers with mixer tap, built in oven, space for washing machine, integrated fridge and freezer and part tiled walls. There is a door leading to the downstairs cloakroom and there is a great size garage with front and rear access, electric garage door, power and light.

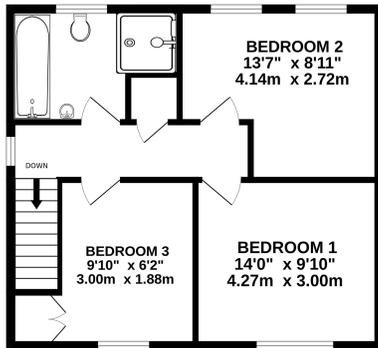
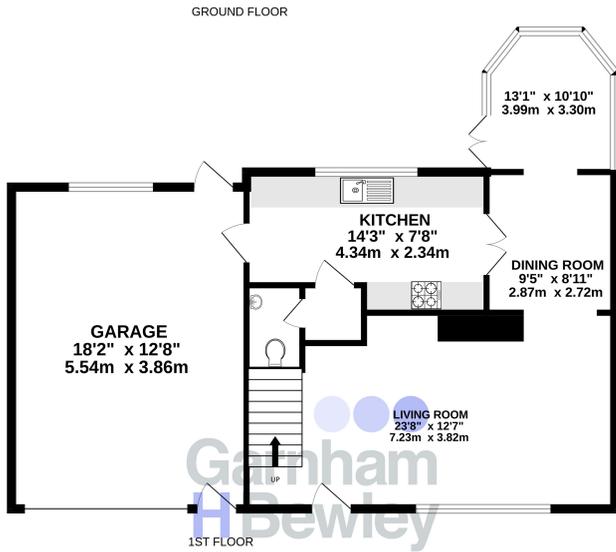
The first floor accommodation consists of three bedrooms of which the master bedroom has plenty of fitted bedroom furniture and a large window to the front aspect. Bedroom two is a great sized double room and overlooks the rear garden. Bedroom three is set to the front of the property and has a built in wardrobe over the stairs. The family bathroom is fitted with a panelled enclosed bath, separate shower, low level W.C, wash hand basin, part tiled walls and a window to the rear aspect.

Outside, the property has driveway parking leading to the garage which is a very generous size. The delightful rear garden offers plenty of space with several seating areas, mature shrubs and flowering plants. There is a large timber shed and great privacy.



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# Accommodation



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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**Living Room**  
20' 5" x 10' 11" (6.22m x 3.33m)

**Dining Room**  
9' 5" x 8' 11" (2.87m x 2.72m)

**Conservatory**  
13' 1" x 10' 10" (3.99m x 3.30m)

**Kitchen**  
14' 3" x 7' 8" (4.34m x 2.34m)

**Downstairs Cloakroom**

**First Floor**

**Master Bedroom**  
14' 0" x 9' 10" (4.27m x 3.00m)

**Bedroom 2**  
13' 7" x 8' 11" (4.14m x 2.72m)

**Bedroom 3**  
9' 10" x 6' 2" (3.00m x 1.88m)

**Family Bathroom**

**Garage**  
18' 2" x 12' 8" (5.54m x 3.86m)



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#### NEAREST SCHOOLS

Crawley Down Village - 0.2 miles

Turners Hill CofE Primary School - 1.6 miles

Copthorne Preparatory School - 1.5 miles

#### NEAREST RAILWAY STATIONS

East Grinstead Station - 3.5 miles

Dormans Station - 5.5 miles

Three Bridges Station - 6 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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