

£400,000

22 Aviary Way, Crawley Down



- Semi Detached Family Home
- Three Bedrooms
- Kitchen
- Lounge/Dining Room
- Refitted Family Bathroom
- Stunning Garden
- Garage and Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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

Garnham H Bewley are pleased to present to the market this stunning three bedroom semi detached family home boasting a stunning garden with views over fields. The property has been tastefully modernised to create a light and stylish living space and the accommodation boasts kitchen, lounge/dining room, three bedrooms to the first floor and family bathroom. Outside the garden has been beautifully landscaped to create great space for entertaining and to the front is ample driveway parking and garage. Internal viewings come highly recommended to fully appreciate this great example of a three bedroom semi detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The kitchen is situated to the front of the property and has been fitted with a range of wall and base level units with areas of work surfaces, space for freestanding range cooker, fridge/freezer, slimline dishwasher, washing machine and window to the front aspect. The lounge/dining room overlooks the rear garden with access to under stairs storage cupboard and patio door leading onto the garden.

The first floor consists of landing with access to over stairs storage cupboard. The main bedroom and bedroom three both overlook the rear garden and bedroom two is set to the front aspect. The family bathroom has been fitted with has been fitted with a tile enclosed bath with mixer taps with shower attachment, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the front aspect.

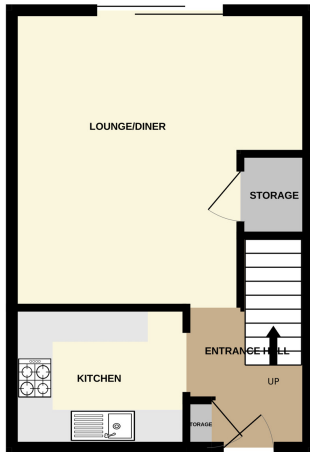
Outside the garden has patio and decking area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. There is rear access to the garage. To the front there is the ample driveway leading to the garage.

Council Tax Band D £2239.36



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GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



# Accommodation

## Ground Floor Entrance Hall

### Kitchen

8' 5" x 7' 11" (2.57m x 2.41m)

### Lounge/Dining Room

14' 10" x 13' 11" (4.52m x 4.24m)

## First Floor Landing

### Main Bedroom

11' 1" x 8' 8" (3.38m x 2.64m)

### Bedroom 2

10' 9" x 8' 8" (3.28m x 2.64m)

### Bedroom 3

6' 10" x 6' 0" (2.08m x 1.83m)

### Family Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

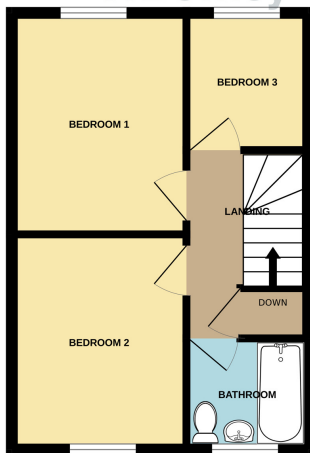
## Outside Garden

### Garage

16' 9" x 8' 1" (5.11m x 2.46m)

## Driveway

1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (60.0 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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Nearest School

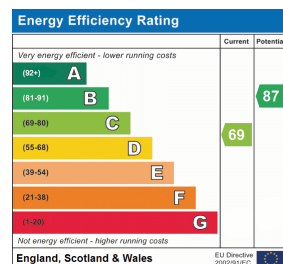
Crawley Down Village CofE Distance:0.4 miles

Nearest Railway Stations

East Grinstead (2.5 mi)

Three Bridges (3.8 mi)

Dormans (4.0 mi)



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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