

Guide Price

£415,000

£400,000

Garnham
H Bewley

37 The Martins, Crawley Down,



- Three Bedrooms
- Spacious Living Room
- Good Sized Kitchen/Dining Room
- Downstairs Cloakroom
- Driveway and Garage
- Front and Rear Gardens
- Corner Plot
- Popular Village Location

For further information contact Garnham H Bewley:

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



37 The Martins, Crawley Down, West Sussex RH10 4XU

Guide Price £400,000 - £415,000. Garnham H Bewley are delighted to offer for sale this fabulous three bedroom semi-detached Rushden style family home located in the ever popular village of Crawley Down enjoying a corner plot . The property is situated within close proximity of the Worth Way. This property benefits from spacious accommodation, driveway, garage and a private side and southerly facing rear garden.

The accommodation consists of door to entrance hall which has a good sized under stair cupboard and a downstairs cloakroom with low level W.C, wash hand basin and a window to the side aspect. The spacious lounge is bright and airy with a window to the front aspect providing plenty of light and a room for living room furniture. The open plan kitchen/breakfast room is situated to the rear of the property and is fitted in a range of wall and base level units with extensive area of work surfaces, inset sink/drainer with mixer tap, space for cooker, space for washing machine and upright fridge freezer, part tiled walls and a window over-looking the rear garden. There are patio doors out from the dining area to the garden.

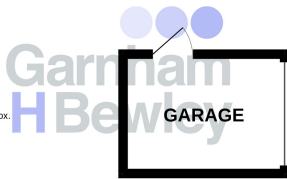
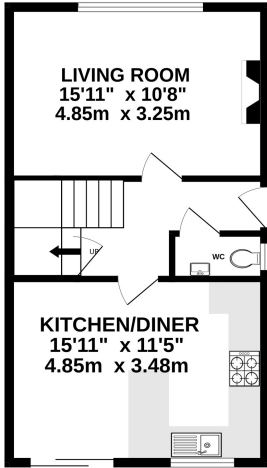
The first floor accommodation consists of three bedrooms of which the master bedroom has plenty of space for bedroom furniture and a large window to the front aspect. Bedroom two and bedroom three are both good sized bedrooms and overlook the rear garden. The family bathroom is fitted with a bath with wall shower over, low level W.C, wash hand basin, part tiled walls and a window to the side aspect.

Outside the property to the front is mainly laid to lawn with a variety of mature shrubs. There is separate driveway parking leading to the garage which has a side door which gives access to the garden. The rear garden has a large patio area leading to the side of the property which offers great for potential to extend subject to planning permission or alternatively a great entertaining space. There is a variety of mature shrubs and flowering plants creating a wonderful garden. This style of property in Crawley Down offers great scope to extend into the loft subject to planning permission is one wished.

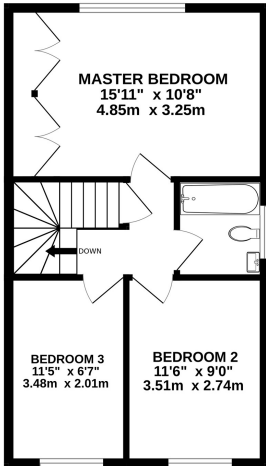


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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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

Entrance Hall

Downstairs Cloakroom

Living Room

15' 11" x 10' 8" (4.85m x 3.25m)

Kitchen / Diner

15' 11" x 11' 5" (4.85m x 3.48m)

First Floor

Master Bedroom

15' 11" x 10' 8" (4.85m x 3.25m)

Bedroom 2

11' 6" x 9' 0" (3.51m x 2.74m)

Bedroom 3

11' 5" x 6' 7" (3.48m x 2.01m)

Family Bathroom

Garage



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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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