

Guide Price

£400,000

£380,000

Garnham
H Bewley

15 Bricklands, Crawley Down



- Three Bedrooms
- Spacious Accommodation
- Kitchen/Dining Room
- Lounge
- Family Bathroom
- Generous Size Garage
- Village Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



15 Bricklands, Crawley Down RH10 4LA

Guide Price £380,000 - £400,000. Garnham H Bewley are delighted to offer for sale this beautifully presented three bedroom family home located in the popular village of Crawley Down. The property is offered in excellent decorative order and benefits from an outside home office with ethernet network which is also in the majority on the rooms inside the house. No onward chain.

The accommodation comprises entrance hall with storage cupboard, stairs to first floor landing and door to the spacious lounge with window to front aspect. The kitchen/dining room is fitted in a comprehensive range of wall and base level units with area of work surfaces, one bowl sink with inset mixer tap, integrated dishwasher and built in microwave, four ring electric hob with stainless steel cooker hood above and built in oven, space for upright fridge/freezer and French doors to the rear garden. Off the kitchen/dining room is the garage with a tiled roof, double aspect windows, electric garage door, wall mounted combi boiler, plumbing for washing machine, space for further appliances, power and light.

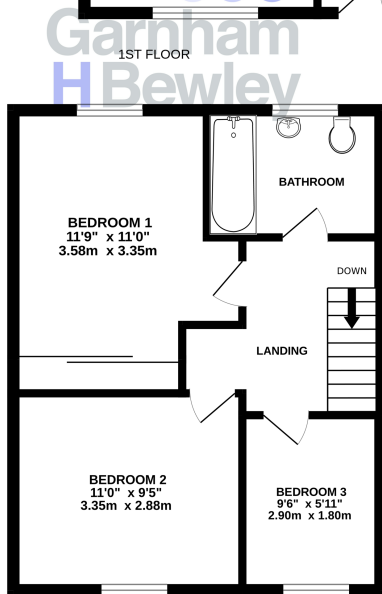
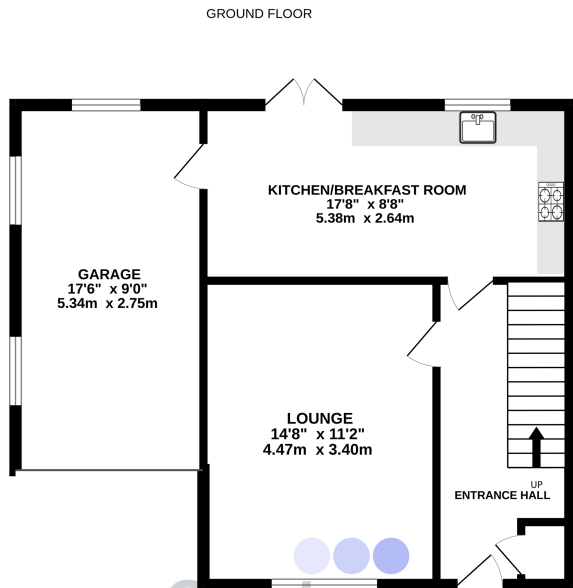
The first floor accommodation comprises first floor landing with loft hatch, pull down ladder leading to a boarded loft with lighting. The master bedroom is of a generous size and has mirror fronted built in wardrobe and window to the rear aspect. Bedroom two and Bedroom three over look the front of the property.

Outside to the front is a driveway and area of lawn with side gate access to the rear garden. The rear garden is a real feature and situated on a corner plot offers great outside space with several seating areas and an outside pond. There is a covered decking area which is a good size and an expanse of lawn to the rear. The rear right hand side of the garden offers a bit of extra space housing a greenhouse. There is also a home office on the garden with power and light with two windows and a door to the front.



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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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Entrance Hall

Kitchen/Dining Room

17' 8" x 8' 5" (5.38m x 2.57m)

Lounge

14' 8" x 11' 2" (4.47m x 3.40m)

FIRST FLOOR

Bedroom 1

11' 9" x 11' 0" (3.58m x 3.35m)

Bedroom 2

11' 0" x 9' 5" (3.35m x 2.87m)

Bedroom 3

9' 5" x 5' 11" (2.87m x 1.80m)

Bathroom

Driveway

Garage

17' 8" x 8' 3" (5.38m x 2.51m)

Rear Garden

Home Office

12' 6" x 6' 3" (3.81m x 1.91m)



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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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