

Price:

£280,000

Garnham  
H Bewley

13 Walton Heath, Crawley



- Two Bed Terraced Home
- Open-Plan & Extended Living Space
- Newly-Fitted Kitchen with Integrated Appliances
- Tastefully Fitted Bathroom
- Brand New Flooring & Windows
- Private Rear Garden
- Allocated Parking Space

For further information contact Garnham H Bewley:

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



## 13 Walton Heath, Crawley, West Sussex RH10 3UE

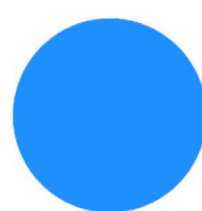
Garnham H Bewley are delighted to offer to the market this recently modernised, contemporary and extended two bedroom terraced home. Located on a quiet cul-de-sac, whilst still offering easy access to Three Bridges mainline railway station, outstanding local schools and a wealth of local shops and amenities. This property has been completely modernised, and benefits from brand new double glazing, and flooring throughout.

The downstairs accommodation has been extended to the rear to create a large open-plan kitchen and living space. The kitchen itself comes fully fitted with a range of wall and base level units and a large butler sink below the kitchen window. The kitchen benefits from a wide range of integrated appliances including washing machine, dishwasher, fridge/freezer, electric oven and induction hob with an extractor hood above. The bathroom is situated off the lounge and has been tastefully modernised; fitted with a panel-enclosed bathtub with shower above, low level WC and wash-hand basin. The is gas-fired combination boiler has been fitted in a cupboard by the front door, and there is additional storage at the front of the property in the meter cupboard outside.

Upstairs there are two bedrooms, the largest of which easily accommodates a king-size bed and has a built-in wardrobe space, which sits over and above the stairwell. The smaller bedroom fits a single bed, and is currently utilised as a home office. There are large windows in both bedrooms, allowing an abundance of natural light to flood in. There is loft access on the landing and the loft spans the entire width of the house and has been boarded throughout. There is also a large airing cupboard at the top of the stairs.

Outside, the property benefits from a secluded corner-plot garden which is mainly laid to lawn with large areas of newly block-paved patio. The garden is very low maintenance and enjoys a south-easterly aspect, soaking up the sun throughout the day. There is a large garden shed, perfect for storing all your garden tools. This property benefits from an allocated parking space which is easily accessed from the garden's rear gate.

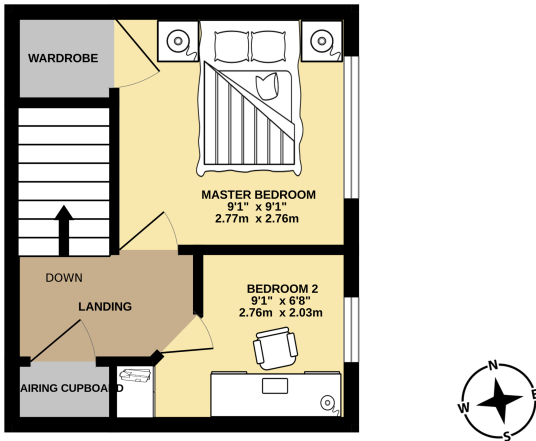
Internal viewings come highly recommended!



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1ST FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



**Ground Floor:**  
Extended Open-Plan Living Space

**Bathroom**

7' 9" x 6' 2" (2.36m x 1.88m)

**First Floor:**

**Master Bedroom**

9' 1" x 9' 1" (2.77m x 2.77m)

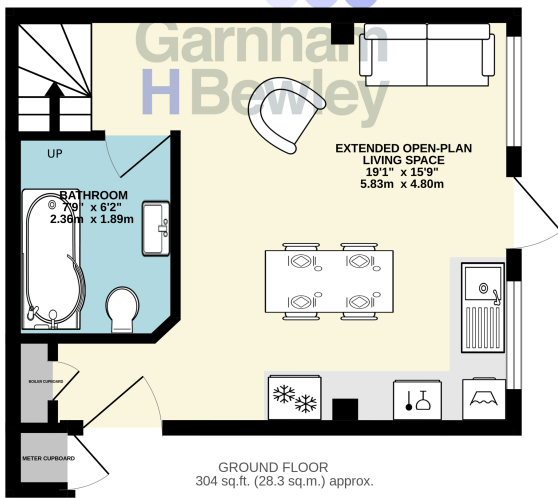
**Bedroom Two**

9' 1" x 6' 8" (2.77m x 2.03m)

**Outside:**

**Comer Plot Garden**

**Allocated Parking Bay**



13 WALTON HEATH - FLOORPLAN

TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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**Nearest Stations:**

Three Bridges Station (0.8 miles)

Crawley Station (2.0 miles)

Gatwick Airport Station (2.3 miles)

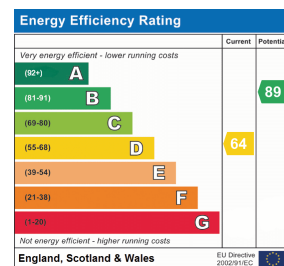
**Nearest Schools:**

Pound Hill Infant Academy (0.5 miles)

Pound Hill Junior School, Crawley - Ofsted: Good (0.5 miles)

Milton Mount Primary School - Ofsted: Good (0.5 miles)

Forge Wood Primary School - Ofsted: Outstanding (1.0 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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