

£725,000



- Stunning 5 Bedroomed Home
- Inviting Reception Hall
- Spacious Lounge
- Separate Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Generous Size Grounds
- Driveway and Double Garage

For further information contact Garnham H Bewley:

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



Fermandy House, Fermandy Lane, Crawley Down, Crawley, West Sussex RH10

Guide Price £725,000 - £750,000. Gamham H Bewley are delighted to offer for sale this wonderful Scandia-Hus, five bedroomed, three reception room, detached family home offering fabulous sized accommodation whilst occupying a lovely sized plot close to Crawley Down village centre.

The ground floor accommodation consists of entrance porch with storage, an inviting reception hall with wood effect flooring, wood and glazed double doors to the lounge, stairs to the first floor landing, storage cupboard, door to a well appointed downstairs shower room and doors to further rooms. The bright and airy study/bedroom 5 is set to the front of the property enjoying a lovely outlook. The impressive kitchen/breakfast room is fitted with a comprehensive range of wall and base level units with area of granite worksurfaces with matching up stands, one and a half bowl inset sink/drainers with mixer tap, integrated dishwasher, built in oven with warming drawer, electric Neff hob with extractor hood, space for upright fridge freezer, three windows providing plenty of light and a door through to the delightful dining room which has double doors to the lounge. The spacious lounge enjoys a beautiful outlook across the attractive landscape garden, feature working fireplace with stone surround and tiled hearth, double aspect windows providing wonderful light and a door to the conservatory which has the delight of a private view over the attractive rear garden and French doors onto the patio. There is a useful utility housing white goods and a door to the garden. The first floor accommodation consists of a bright and airy landing with a window to the front aspect. The master bedroom is situated to the rear of the property and enjoys a wonderful outlook over the rear garden and has plenty of space for bedroom furniture with the luxury of a walk-in wardrobe with two sets of mirror fronted built-in double wardrobes. Off the bedroom is the en-suite bathroom with a corner bath, low-level W.C., vanity style wash hand basin, shaver point, tiled walls and a window to the side aspect. Bedroom two, bedroom three and bedroom four all have the luxury of fitted double wardrobes and are great size rooms. There is a separate family bathroom on the first floor.

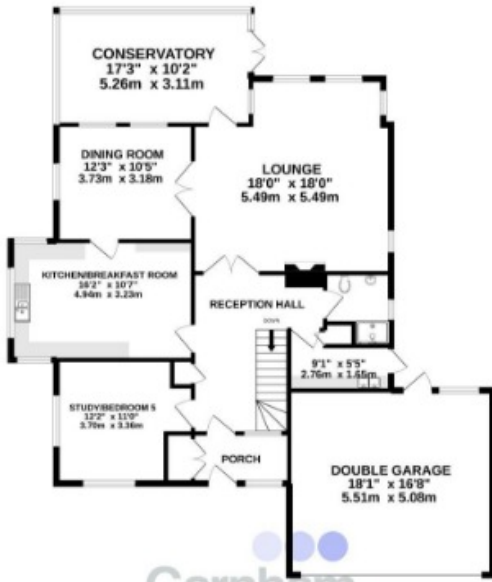
Outside, to the front of the property is approached via a double five bar gate leading to a generous sized driveway providing parking for 4/5 cars, double garage with power and light, large area of lawn with a variety of mature shrubs and flowering plants and side access to both sides leading to the private rear garden. The rear garden is well established and has a variety of mature shrubs and flowering plants, mature hedging, several seating areas, large timber shed and a large expanse of lawn. The ever popular Worth Way, Crawley Down primary and pre school, village centre, The Doctors surgery and plenty more are within striking distance of this fabulous home.



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GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
832 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 2249 sq.ft. (208.9 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

Ground Floor

Entrance Porch

Reception Hall
14' 4" x 8' 7" (4.37m x 2.62m)

Downstairs Shower Room

Kitchen/Breakfast Room
10' 2" x 10' 7" (3.09m x 3.23m)

Utility
9' 1" x 9' 5" (2.77m x 1.65m)

Lounge
18' x 18' (5.49m x 5.49m)

Dining Room
10' 5" x 12' 9" (3.18m x 3.73m)

Conservatory
17' 3" x 10' 2" (5.26m x 3.11m)

Bedroom 5/Study
12' 2" x 11' (3.71m x 3.35m)

First Floor

Master Bedroom
13' 4" x 12' 1" (4.06m x 3.68m)

Dressing Room
7' 7" x 6' 11" (2.31m x 2.11m)

Ensuite
11' 5" x 5' (3.5m x 1.60m)

Bedroom 2
16' x 10' 7" (4.88m x 3.23m)

Bedroom 3
18' 6" x 8' 9" (5.68m x 2.67m)

Bedroom 4
12' 2" x 10' 7" (3.71m x 3.23m)

Family Bathroom
9' x 6' (2.74m x 1.83m)

Driveway

Double Garage
18' 1" x 16' 8" (5.51m x 5.08m)

Rear Garden



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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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