

Price:

£850,000

Garnham
H Bewley

34 The Furrows, Crawley Down



- Beautiful Four Bedrooms Home
- Set over 2000 Sq.Ft Over Two Floors
- Stunning Refitted Kitchen
- Three Great Sized Reception Rooms
- Three Well - Appointed Bathrooms

For further information contact Garnham H Bewley:

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

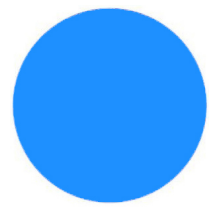


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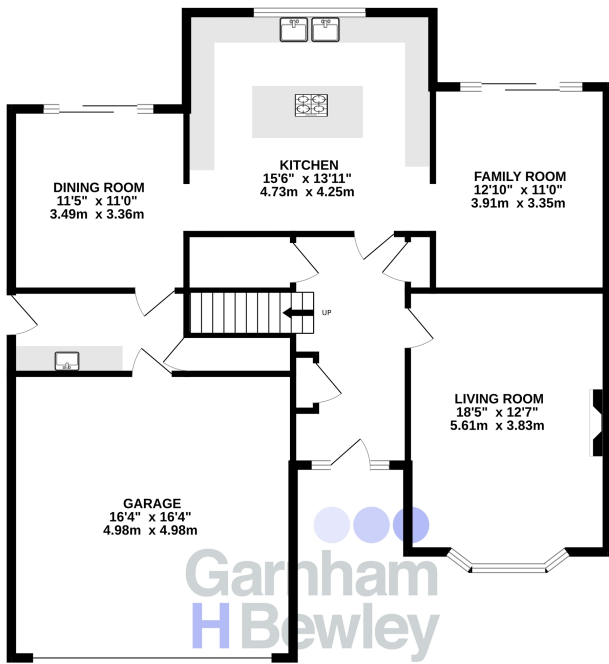
Garnham H Bewley are delighted to offer for sale this stunning and spacious four double bedroomed detached family home situated at the end of a quiet cul-de-sac fronting onto open space. The property is beautifully appointed offering versatile and accommodating living space which should fit most family needs. There is an abundance of stylish fittings throughout and the accommodation boasts living room with bay window to the front aspect, kitchen with centre island providing breakfast bar seating and integrated appliances, dining room and family room which are open plan to the kitchen whilst providing sliding doors onto the rear garden. There is also the benefit of a utility room with internal access to the double garage, downstairs cloakroom, spacious landing with window to the front aspect allowing a great deal of natural light, master bedroom with walk in wardrobe and en-suite, en-suite to the second bedroom, family bathroom, front and rear gardens and driveway parking. Internal viewings come highly recommended to not miss out on the stunning family home.

The ground floor consist of front door to a spacious reception hall with stairs leading to the first floor, access to the downstairs cloakroom, two storage cupboards, porcelain floor tiles which continue into the kitchen, dining, family and utility room. The Valmora Kitchen which has just been fitted incorporates stunning quartz countertop surfaces and a range of AEG integrated appliances including full length fridge / freezer, dishwasher, and double ovens with grill, microwave and warming draw, butler style double sink with stylish tap, large central island with lighting, window to the rear aspect and access to both the family room and dining room. The utility has base level units with work surfaces, space for washing machine/tumble dryer, door to the side access, storage cupboard and access to the double garage which has power, light and an electric roller garage door. The sitting room overlooks the front aspect with a feature fireplace and bay window to the front with a lovely outlook.

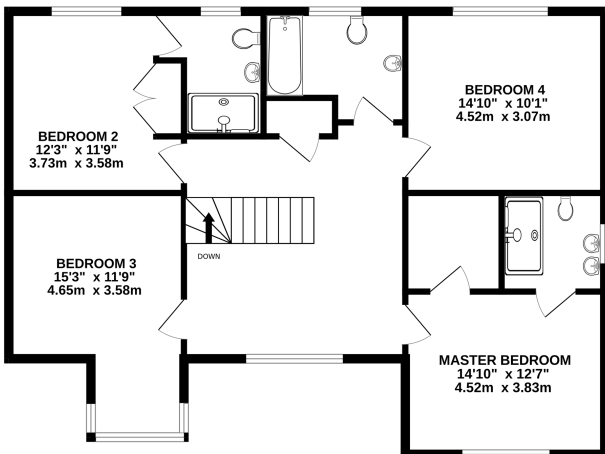
The first floor consist of a delightful spacious landing providing access to all the bedrooms with the master bedroom set to the front aspect. There is an integral air conditioning system which also acts as heating in the winter. The master bedroom enjoys a large window to the front providing plenty of light, walk in wardrobe and access to the en-suite which has been fitted with a oversized walk in shower, His and Hers wash hand basin, low level W.C., heated towel rail and a window to the side aspect. Bedroom two overlooks the rear garden with built in wardrobe and is complemented by its own en-suite which has been fitted with a large shower cubicle, wash hand basin, low level W.C., shaver point, heated towel rail and a window to the rear aspect. The third and fourth bedroom both are a great size offering plenty of space for bedroom furniture. The family bathroom has been fitted



GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (200.9 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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Reception Hall

Downstairs W.C.

Living Room

18' 5" x 12' 7" (5.61m x 3.84m)

Kitchen

15' 6" x 13' 11" (4.72m x 4.24m)

Dining Room

11' 5" x 11' 0" (3.48m x 3.35m)

Family Room

12' 10" x 11' 0" (3.91m x 3.35m)

Utility Room

11' 5" x 5' 3" (3.48m x 1.60m)

First Floor Landing

Master Bedroom

14' 10" x 12' 7" (4.52m x 3.84m)

Walk-in Wardrobe

En-suite

Bedroom 2

12' 3" x 11' 9" (3.73m x 3.58m)

En-suite

Bedroom 3

15' 3" x 11' 9" (4.65m x 3.58m)

Bedroom 4

14' 10" x 10' 1" (4.52m x 3.07m)

Family Bathroom

Garage

16' 4" x 16' 4" (4.98m x 4.98m)



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Outside, the rear garden is fence enclosed and is mainly laid to lawn with a good-sized patio extending the width of the property. There is side access to the front of the property, outdoor lighting, outside tap and great privacy. The property is perfectly located for the village centre being within close proximity of the array of shops and restaurant. The Worth way is on the door step and the ever popular Crawley Down primary school is also within a short distance. There is a management charge of approximately £95.00 payable every 6 months. The council tax band is G.

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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