





# Burleigh Way Crawley Down RH10 4UA

for sale from  
**£463,000-£470,000**



## Property Description

Welcome to this lovely three-bedroom semi-detached "Rushden" style home, conveniently located in the sought-after village of Crawley Down. The property offers ample family living space and well-proportioned bedrooms that can be transformed into your dream home.

As you enter, you will notice the spacious hall opening to the generously sized lounge to the front, spanning the width of the property and providing a comfortable inviting space to unwind. The fitted kitchen/diner offers plenty of space for relaxation and entertaining. There is the addition of a conservatory and from here, you can access the rear garden, allowing for seamless indoor-outdoor living.

Moving to the first floor, you will find three well-appointed bedrooms, accompanied by a family bathroom and separate W.C. Should you require additional space, many owners have extended further by adding a second floor, this would be subject to the necessary permissions and building regulations, but it shows that the property has much potential.

Outside, the property offers a good sized garden. This is well-presented and largely laid-to-lawn with a patio area that is ideal for outdoor dining. Parking is made easy with a garage and driveway to the side. Don't miss out on this opportunity-contact our office now!

## Entrance

A double glazed door situated to the side of the property along with a double glazed window, laminate flooring, under stairs storage cupboard, radiator, and carpeted stairs leading to the first floor.

## Living Room

16' x 11' 2" ( 4.88m x 3.40m )

Double glazed window to the front, and radiator.

## Kitchen/Diner

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

A fitted kitchen with a range of base and eye-level white units, single bowl sink with mixer tap and multi-function spray, drainer, roll top work surfaces surrounding, breakfast island, integrated eye-level electric oven and electric induction hob with stainless steel cooker hood over, integrated fridge freezer, space and plumbing for washing machine, space for large table. Double glazed sliding doors to rear and double glazed window to rear, laminate flooring and two radiators.

## Conservatory

13' 10" x 7' 2" ( 4.22m x 2.18m )

UPVC frame, with double glazed windows surrounding, double glazed pedestrian door to the side, and tiled flooring.

## Landing

Airing cupboard, and loft access.

## Bedroom One

16' 1" x 9' 2" ( 4.90m x 2.79m )

Double glazed window to the front, and radiator.

## Bedroom Two

11' 7" x 9' ( 3.53m x 2.74m )

Double glazed window to the rear, and radiator.

## Bedroom Three

11' 5" x 6' 8" ( 3.48m x 2.03m )

Double glazed window to the rear, and radiator.

## Bathroom

Frosted double glazed window to side, wash hand basin, bath with shower over, tiled walls, tiled flooring, and 'ladder' style radiator.

## W.C.

Frosted double glazed window to the side, low level W.C., and tiled flooring.

## Garage

Up and over door to the front, power, and light. Pedestrian door to the rear.

## Front Garden

Paved driveway providing parking for 2 cars, steps leading to the front door, large area laid to lawn with shrubs, side gate leading to the rear garden.

## Rear Garden

Area laid to lawn with shingle patio area and winding pathway leading to the rear of the garden, two sheds, fenced borders and mature shrubs, side gate with access to the front garden.



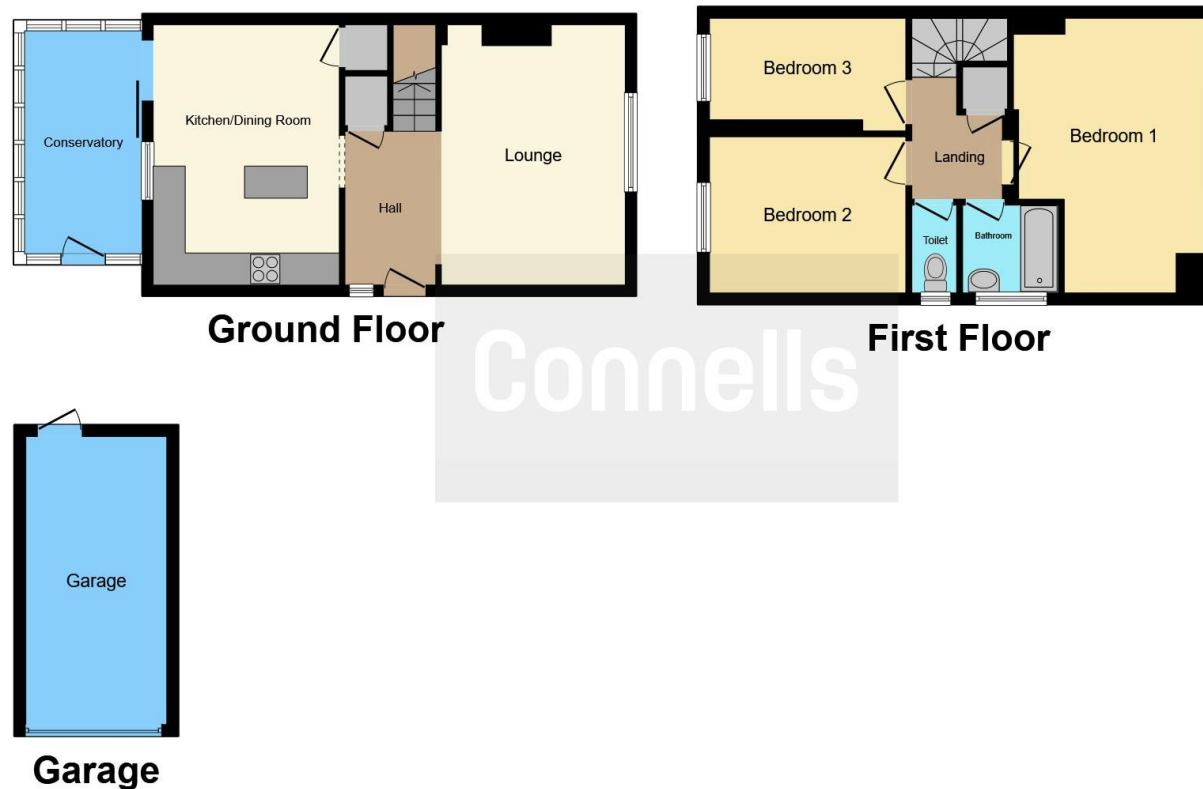












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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#### directions to this property:

Travelling from the Agents' office in Copthorne Bank turn left at the T-junction into Brookhill Road. Proceed to the roundabout and take the first left towards East Grinstead. At the next roundabout turn right into Turners Hill Road and take the first left into Sandy Lane. Proceed to the T-junction turning left into Hophurst Lane and take the first right into Burleigh Way. The property can be found on the left-hand side.

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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