



Connells

Burleigh Way
Crawley Down



Property Description

This detached, spacious property offers incredible potential to transform it into the perfect family home. The versatile layout & generous proportions provide the ideal canvas for your vision.

The ground floor boasts a bright & expansive lounge/dining room with French doors to the garden, perfect for family gatherings & entertaining. Adjacent to this is a fitted kitchen, conveniently located at the rear of the property. It also features 2 bedrooms: a single bedroom to the front & a larger bedroom to the rear, with sliding patio doors opening onto the garden. A utility room and wet room sit between the 2 bedrooms.

With a little imagination, this flexible space could be reconfigured to suit your family's needs. Perhaps a stunning open-plan kitchen/diner at the rear, a private study to the front, or even the creation of a self-contained annex - the possibilities are endless.

The first floor provides 4 well-proportioned bedrooms & a family bathroom, offering ample space for everyone in the household.

The property benefits from a low-maintenance rear garden, ideal for relaxing or hosting outdoor gatherings, & a spacious hardstanding area at the front, providing plenty of parking.

Situated in a desirable village location, this home offers the best of both worlds: peaceful

village living with easy access to the bustling towns of Crawley & East Grinstead. Both towns provide excellent transport links to London & the Coast, as well as a wealth of amenities.

Entrance Hall

UPVC door to the front, double glazed window to the side, two radiators, tiled flooring, under stairs storage cupboard, and carpeted stairs leading to the first floor.

Room currently used as storage cupboard however has plumbing for a toilet and basin.

Lounge/ Diner

20' 11" + bay x 11' 6" max (6.38m + bay x 3.51m max)

Double glazed bay window to the front, double glazed French doors to the rear with double glazed windows either side, air conditioning unit, wall lights, and two radiators.

Kitchen

11' 6" x 11' 7" (3.51m x 3.53m)

Fitted kitchen with a range of base and eye-level units, stainless steel one-and-a-half bowl sink and drainer with tiled splashback and work surface surrounding, space for cooker, cooker hood over, space and plumbing for dish washer, space for American style fridge freezer, wall mounted boiler, tiled flooring. Double glazed window to rear, and double glazed pedestrian door to the rear.

Bedroom Five/ Reception Room

Double glazed door to the side, double glazed window to the side, double glazed sliding doors to the rear leading to the rear garden, radiator, and spotlights.

Utility

Velux window, space and plumbing for washing machine, space and plumbing for tumble dryer, and spotlights.

Hall

'Ladder' style radiator, sliding door to the bathroom, and door to bedroom Six.

Bedroom Six

Double glazed window to the front, radiator, and sliding door opening to the entrance hall.

Bathroom

Low level W.C., hand wash basin, plumbing for bath-currently has an adapted bath which will be removed, part tiled walls, and tiled flooring.

Landing

Double glazed window to the side, and loft access.

Bedroom One

11' 6" +recess x 10' 8" (3.51m +recess x

3.25m)
Double glazed window to the rear, and radiator.

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)
Double glazed window to the front, laminate flooring, and radiator.

Bedroom Three

11' 6" x 9' 1" (3.51m x 2.77m)
Double glazed window to the front, radiator, and loft access.

Bedroom Four

8' 8" x 8' 2" (2.64m x 2.49m)
Double glazed window to the rear, airing cupboard housing the immersion heater, and radiator.

Bathroom

Frosted double glazed window to the side, panel bath with shower over, low level W.C., and hand wash basin.

Front Garden

Brick block driveway with parking for four cars, side gate leading to the rear garden, and fenced and hedge borders.

Rear Garden

Large patio area, raised flower beds, mature shrubs, shed, and side gate leading 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

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Directions to this property:

Travelling from the agents office in Copthorne Bank, proceed onto the A264 onto the Dukes Head roundabout, turning right into Turners Hill road, continue along Turners Hill road, turning left into Sandy Lane, continue down Sandy Lane turning left into Hophurst Lane, continue Down then turn right into Burleigh Way, continue down for a short distance the property is located on the left hand side.

EPC Rating: C

Tenure: Freehold



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