





# Hazelwood Close Crawley Down RH10 4HF

for sale offers in excess of  
**£475,000**



## Property Description

Nestled in a cul-de-sac on the outskirts of Crawley Down, this charming two-bedroom link-detached bungalow is offered with no onward chain, presenting a rare opportunity to secure your ideal home. The bright and airy lounge, complete with a picturesque bay window and feature fireplace with an electric fire, creates a warm and inviting ambiance. At the rear, the delightful "country-style" kitchen/diner opens through French doors to a private garden, offering a seamless transition for indoor-outdoor living and entertaining.

The property boasts two double bedrooms and a well-appointed family bathroom. The hallway provides ample storage with three spacious cupboards, including one housing a reliable Worcester Bosch boiler, and others perfect for coats and shoes.

A practical garage with an electric roller door offers convenience, complemented by a pedestrian door leading to the garden. The driveway provides parking for up to three cars, enhancing the property's appeal. With bungalows in high demand, this is a unique chance to own a home combining comfort and functionality.

## Entrance Hall

Entrance situated to the left side of the property with double glazed door leading to hall with coat cupboard, cupboard housing the Worcester Bosch boiler and radiator.

## Lounge

17' 5" max x 11' 11" max ( 5.31m max x 3.63m max )

Double glazed French patio doors to the rear overlooking the garden, fireplace with electric fire and two radiators.

## Kitchen

11' 11" max x 11' 5" max ( 3.63m max x 3.48m max )

A fitted kitchen with a range of base and eye-level units, stainless steel sink with mixer tap and drainer, tiled splashbacks, electric cooker with hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge/freezer, space for table, tiled flooring and radiator. Double glazed french doors with glass pane side panels to rear.

## Bedroom One

14' 11" max x 10' 7" max ( 4.55m max x 3.23m max )

Double glazed window to the front and radiator.

## Bedroom Two

10' 6" max x 11' 3" max ( 3.20m max x 3.43m max )

Double glazed window to the rear, built-in cupboards, radiator, single built-in wardrobe.

## Bathroom

Frosted double glazed window to the side, panel bath with shower over, vanity wash hand basin, low level W.C., tiled walls, tiled flooring, and 'ladder' style heated towel radiator.

## Garage

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

## Front Garden

Block brick paved driveway with parking for two cars, shingled area with mature shrubs, and side gate leading to the rear garden.

## Rear Garden

Large patio area with shingle and shrubs surrounding, fenced borders, shed, and side gate leading to the front of the property.

## Floor Plan

Please note that the entrance is to the side of the property, therefore the Living Room and Bedroom One face to the front.

## Agents' Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'















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 front the agent's office in Copthorne Bank, turn left at The Prince Albert Pub onto Brookhill Road at the end of the road turn left onto Copthorne Common Road, take the third exit towards Crawley Down at the Dukes Head roundabout continue along for approximately one mile and take the 1st turning on the left hand side after Sandy Lane, the property can be found on the left-hand side.

EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold



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Property Ref: COP404056 - 0010