



Connells

Rowan Walk  
Crawley Down



# Rowan Walk Crawley Down RH10 4JW

for sale guide price  
**£375,000-£400,000**



## Property Description

A three-bedroom semi-detached property located in a quiet location in Crawley Down. This is definitely worth adding to your viewing list.

Downstairs there is a spacious living/dining room which spans from the front to the rear of the property and a fitted kitchen located to the rear of the property.

On the first floor there are two double bedrooms, a single bedroom and a family bathroom.

The rear garden is a fantastic space for entertaining and has the added benefit of access to a pedestrian door to the rear of the garage which is at the end of the garden. There is also a side gate giving access to the front of the property.

This property must be seen to truly appreciate the space, location, and potential.

## Entrance Hall

Double glazed door to front, wooden flooring, radiator, and carpeted stairs leading to the first floor.

## Lounge/Dining Room

24' 10" x 12' 7" ( 7.57m x 3.84m )

Double glazed window to front, double glazed sliding patio doors to the rear, feature fireplace, two radiators, and under stairs storage cupboard.

## Kitchen

9' 4" x 7' 3" ( 2.84m x 2.21m )

A fitted kitchen with a range of eye-level and base units, single bowl stainless steel sink/drainage with tiled splashback, integrated electric oven, electric hob with cooker hood over, space and plumbing for a washing machine, space for fridge/ freezer, laminate flooring. Double glazed window to rear.

## Landing

Frosted double glazed window to side, airing cupboard, and loft access.

## Bedroom One

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to rear, and radiator.

## Bedroom Two

10' 4" plus recess x 9' plus door recess ( 3.15m plus recess x 2.74m plus door recess )

Two double glazed windows to front, and radiator.

## Bedroom Three

7' 5" max x 6' 8" ( 2.26m max x 2.03m )

Double glazed window to the front, over the stairs storage cupboard, and radiator.

## Bathroom

Frosted double glazed window to rear, panel bath with shower and screen, wash hand basin, low level W.C, tiled walls, laminate flooring, and radiator.

## Garage En-Bloc

Situated to the rear of the garden with pedestrian door to give access to garden. Up-and-over door to the front, and one parking space to the front of garage.

## Front Garden

Pathway from walkway to front door. Area laid to lawn with mature shrubs. Side gate giving access to the rear garden.

## Rear Garden

Fenced borders, patio area, area laid to lawn, walled flower beds, pedestrian door to garage, and side gate giving access to the front garden.



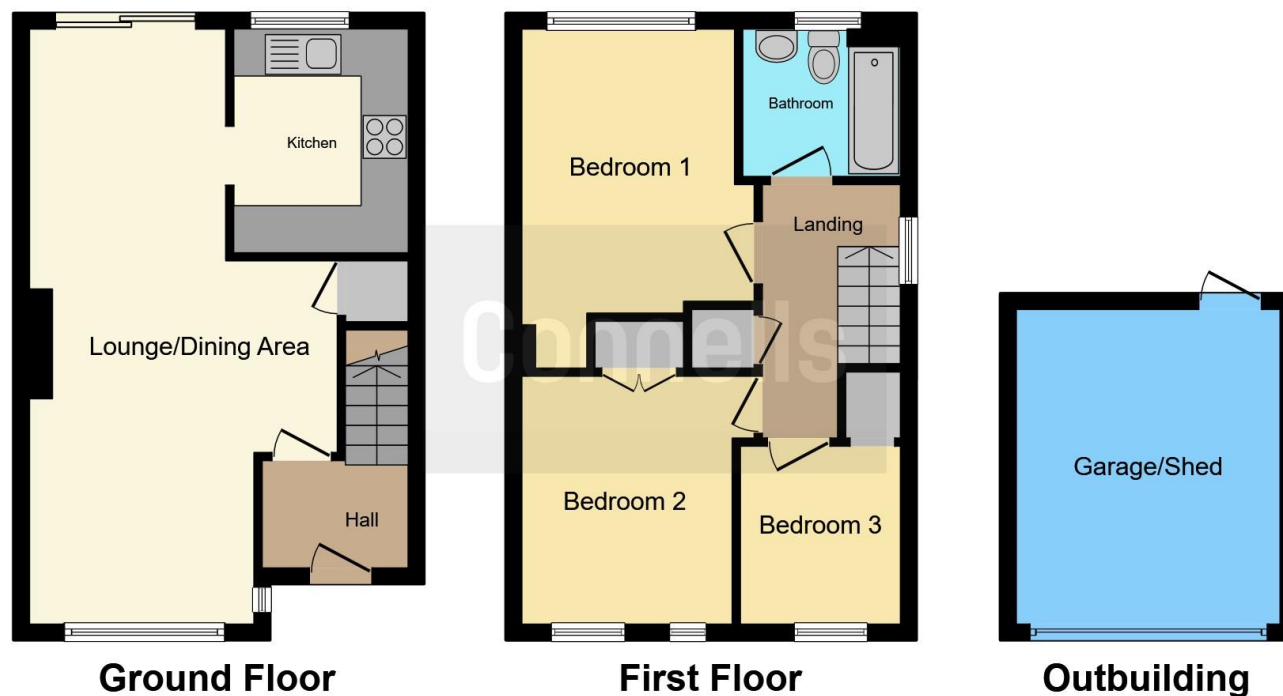












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 Connells on Copthorne Bank, RH10 3QX, head west on Copthorne Bank towards Shipley Bridge Lane, turn left onto Brookhill Road, at the roundabout, take the 1st exit onto Copthorne Common Road/A264, at the roundabout, take the 3rd exit onto Turners Hill Rd/B2028, turn left onto Sandy Lane, turn left onto Hophurst Lane, turn right onto Burleigh Way, turn left onto Larches Way, turn left onto Hazel Way. Follow the road round and just before the turning to Hazel Close there are two laybys. Park in one of these and a short distance along on your left-hand side as you walk towards Hazel Close on your right hand side, turn left in to Rowan Walk. This property is the first one facing into the Walk on the right-hand side.

**EPC Rating: C**

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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