



Connells

Fermandy Lane
Crawley Down



Property Description

This well-presented four bedroom home, is ideally situated in the heart of Crawley Down village.

The property offers well proportioned accommodation and natural light throughout. The layout is ideal for modern living as the ground floor offers two versatile reception rooms, as well as a dedicated study, a well appointed kitchen, and a useful shower room. The first floor features three double bedrooms, and a fourth single bedroom, along with a family bathroom.

The home boasts an integral garage, off-road parking, and an established mature West facing garden-perfect for the evening sun with shrubs and a patio seating area.

This home is offered with NO ONWARD CHAIN and is ideal for families or for those looking to enjoy the peaceful setting with community charm.

This property is a rare find, and highly recommended for viewing.

Entrance Hall

Double glazed door to the front, under stairs cupboard, cupboard housing the warm air system, hot air vent, and carpeted stairs leading to the first floor.

Study

7' 3" x 7' 1" (2.21m x 2.16m)
Double glazed window to the front.

Kitchen

17' x 7' 5" (5.18m x 2.26m)
A fitted kitchen with a range of cream wall and base units, wooden work surfaces surrounding to the breakfast bar, inset Butler style sink with mixer tap and drainer, tiled splash backs, space for gas cooker, space and plumbing for washing machine, space and plumbing for dish washer, space for fridge freezer, spotlights, and tiled flooring. Underfloor heating system: with control unit located to the rear of the kitchen. Double glazed window to the front, and access to the garage at the rear.

Shower Room

Frosted double glazed window to the side, low level W.C., wash hand basin with storage under, tiled shower cubicle, part tiled walls, heated towel rail, and tiled flooring.

Living Room

14' 6" x 13' 1" (4.42m x 3.99m)
Double glazed picture window to the rear, feature fireplace, wall lights, hot air vent, and double doors leading to:

Dining Room

11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed French patio doors to the rear, and hot air vent.

Landing

Airing cupboard, and loft access.

Bedroom One

9' 5" x 11' 9" (2.87m x 3.58m)

Double glazed window to the rear, built-in-wooden wardrobes, and hot air vent.

Bedroom Two

9' 5" x 10' (2.87m x 3.05m)

Double glazed window to the rear, and hot air vent.

Bedroom Three

9' 5" x 9' 9" (2.87m x 2.97m)

Double glazed window to the front.

Bedroom Four

10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed window to the front.

Bathroom

Frosted double glazed window to the rear, panel bath with shower attachment and screen, hand wash basin, low level W.C., part tiled walls, cupboard, shaver point, and tiled flooring.

Integral Garage

19' 4" x 9' 6" (5.89m x 2.90m)

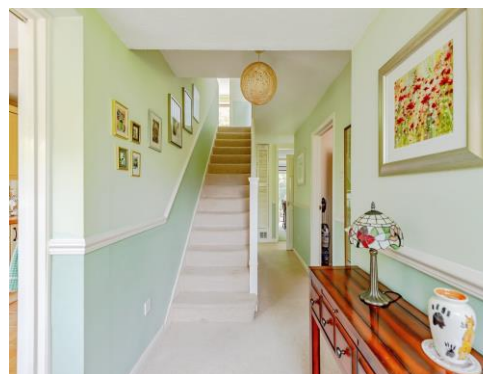
Electric door to the front, access to the kitchen, double pedestrian door to the garden at the rear, power and light.

Front Garden

Brick block driveway with parking for one car and access to the garage, sectioned off area with shingle and decorative trees, hedgerow borders, and side gate with access to the rear garden.

Rear Garden

Patio area, mainly laid to lawn with shrubs, mature trees, and hedgerow surrounding, fenced borders, and side gate giving access to the front of the property.









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:

From our office in Copthorne, proceed to the Kits Bridge roundabout (A264), continue along towards East Grinstead. At the Duke's Head roundabout, take the third exit towards Turners Hill / Crawley Down. Continue along Turners Hill Road for approximately half a mile then turn left into Sandy Lane sign posted for Crawley Down village. At the end of Sandy Lane, turn left at the T-junction onto Hophust Lane. Take the first left turn, continue down around the bend and the property can be found on the left-hand side.

EPC Rating: Awaited

Tenure: Freehold



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