

£450,000

5 Cranston Way Crawley Down,



- Semi Detached Family Home
- Three bedrooms
- Kitchen/Dining Room
- Lounge
- Downstairs W.C.
- Utility/Office
- Family Bathroom
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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## 5 Cranston Way Crawley Down RH10 4XX

Garnham H Bewley are delighted to offer for sale this three bedroom immaculate semi-detached family home located in the ever popular village of Crawley Down. This property is situated in a superb position and benefits from spacious accommodation and currently boasts kitchen/dining room, lounge, downstairs cloakroom, three bedrooms to the first floor, family bathroom, ever useful utility/office area, ideal garden for entertaining and ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a three bedroom semi detached family home.

The accommodation comprises entrance hall with a good size under stair cupboard, downstairs cloakroom with low level W.C, wash hand basin, window to the side aspect. The spacious lounge is bright and airy with a window to the front aspect. The kitchen/breakfast room overlooks the rear garden and comprises of a range of wall and base level units with extensive area of work surfaces, one bowl stainless steel sink/drainer with mixer tap, space for cooker, fridge/freezer, window to the rear aspect and bi-folding doors leading onto the garden.

The first floor accommodation comprises three double bedrooms of which the master bedroom has a range of built in wardrobes with shelving and hanging space, bedrooms two and three both overlook the rear garden. The landing has loft access and an airing cupboard housing the hot water cylinder. The family bathroom is refitted in a white suite with panel enclosed bath with wall mounted power shower, glass folding shower screen, low level W.C, wash hand basin, tiled walls and floor, heated towel rail and window to side aspect.

Outside the property to the front is the driveway providing ample off road parking. The rear garden has a generous size patio area leading to an expanse of lawn with mature shrubs and hedging enclosing the rear garden. to the rear of the garden is the raised decking area providing a great space for entertaining. There is also the converted garage which is currently being used a utility room/office space but is versatile in its use.

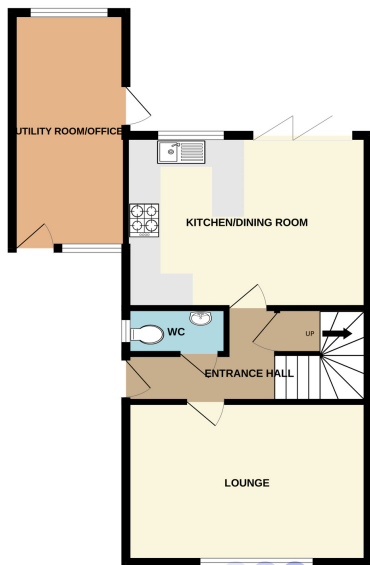
This style family home in Crawley Down offers the scope to extend into the loft subject to planning permission if one wished.



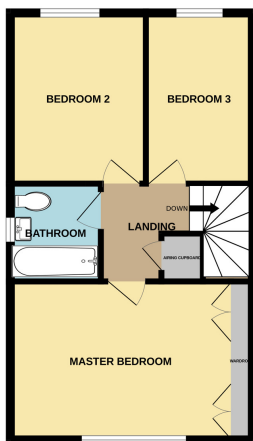
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GROUND FLOOR



**Garnham**  
1ST FLOOR  
**H Bewley**



# Accommodation

**Ground Floor**  
**Entrance Hall**

**Downstairs W.C.**

**Lounge**  
15' 11" x 10' 7" (4.85m x 3.23m)

**Kitchen/Dining Room**  
15' 10" x 11' 4" (4.83m x 3.45m)

**First Floor**  
**Landing**

**Main Bedroom**  
15' 5" x 9' 2" (4.70m x 2.79m)

**Bedroom 2**  
11' 6" x 8' 11" (3.51m x 2.72m)

**Bedroom 3**  
11' 7" x 6' 7" (3.53m x 2.01m)

**Family Bathroom**  
6' 0" x 5' 5" (1.83m x 1.65m)

**Outside**  
**Garden**

**Utility/Office**  
15' 9" x 7' 5" (4.80m x 2.26m)

**Driveway**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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