

Offers in region of:

£540,000

**Garnham
H Bewley**

7 Grange Road, Crawley Down, Crawley



- Semi Detached Family Home
- Three Family Size Bedrooms
- Two Spacious Reception Areas
- Large Kitchen / Breakfast Room
- Utility With Shower Room
- Main Family Bathroom
- Generous Gardens with Ample Parking
- Close To Village Shops & School

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



7 Grange Road, Crawley Down, Crawley, West Sussex RH10 4JT

Garnham H Bewley is delighted to present for sale this beautifully extended three-bedroom semi-detached family home, ideally located in the sought-after village of Crawley Down. Offered in excellent decorative order, this spacious and well-maintained property boasts generous living accommodation, driveway parking, a garage, and a rear garden with convenient rear access. Positioned just a short stroll from the village centre, the home also enjoys easy access to local amenities and transport links.

Upon entering the home, you are welcomed by a practical entrance porch leading into a bright entrance hall with an under-stairs storage cupboard housing the electric meter. Stairs rise to the first-floor landing, while doors open to the main living areas. The spacious lounge features a large front-facing window that floods the room with natural light, a stylish fireplace, and elegant wood flooring. It opens into a generous dining room/play room that enjoys pleasant views over the rear garden—perfect for family meals or entertaining guests. The modern kitchen/breakfast room is well-equipped with a comprehensive range of wall and base units, ample work surface space, a one and a half bowl sink with drainer, and provisions for a range cooker and additional appliances. A side window and door provide access to the garden. The kitchen flows seamlessly into a useful utility area with space for further appliances, a rear-facing window, and access to a fitted downstairs shower room with WC.

Upstairs, the master bedroom is set to the rear of the property and enjoys views over the garden, with ample room for bedroom furniture. Bedroom two is a generous double situated at the front, featuring fitted wardrobes, a storage cupboard, and a large front-facing window. Bedroom three also overlooks the rear garden and offers flexible use as a bedroom, home office, or nursery. The first-floor landing includes a double-aspect window offering plenty of natural light, an airing cupboard, and access to the loft. The family bathroom is fitted with a panel-enclosed bath, low-level WC, bidet, wash basin with under-sink storage, fully tiled walls, radiator, and two side-facing windows.

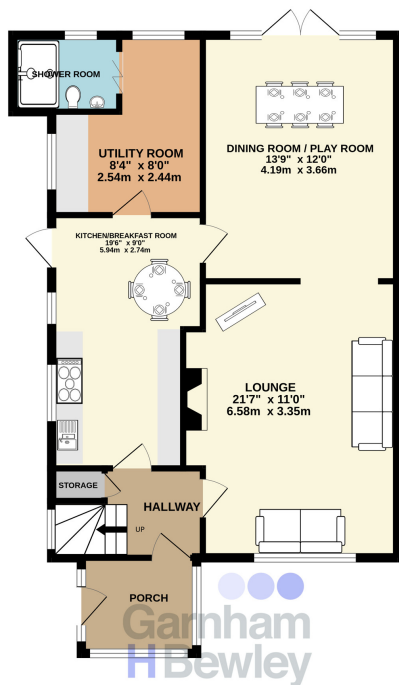
Outside the property offers ample off-road parking, a neat lawn area, a timber log store, and mature shrubs and hedging for added privacy. The garage is located to the rear with hardstanding access and a garden-facing door. The well-established rear garden is mainly laid to lawn and features a spacious decked area that runs the width of the property—ideal for outdoor dining and relaxation. Surrounded by mature shrubs and fencing, the garden offers excellent privacy, along with a gate providing direct access to the nearby village shops. Location. Situated close to the popular Worth Way cycle and walking trail, the property is perfectly placed for outdoor enthusiasts. A convenient parade of local shops is just a short walk away, including a hairdresser, butcher, convenience store, and pharmacy. The local doctor's surgery and Crawley Down Village Primary School are also within easy reach.

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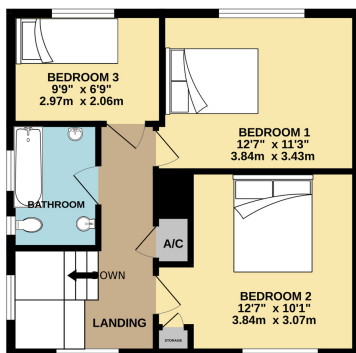
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GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.7 sq.m.) approx.

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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Accommodation

Ground Floor

Porch

Entrance Hallway

Lounge

21' 7" x 11' 0" (6.58m x 3.35m)

Dining / Play Room

13' 9" x 12' 0" (4.19m x 3.66m)

Kitchen / Breakfast Room

19' 6" x 9' 0" (5.94m x 2.74m)

Utility Room & Downstairs Shower

First Floor

Master Bedroom

12' 7" x 11' 3" (3.84m x 3.43m)

Bedroom Two

12' 7" x 10' 1" (3.84m x 3.07m)

Bedroom Three

9' 9" x 6' 9" (2.97m x 2.06m)

Bathroom

Outside

Garage

Garden & Driveway



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NEAREST STATIONS

East Grinstead Station - 2.7 miles

Three Bridges Station -3.6 miles

Dormans Station - 4.1 miles

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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