

Price:

£525,000

Garnham
H Bewley

6 Woodland Drive, Crawley Down



- Beautifully Extended, Semi-Detached Home
- Three Double Bedrooms
- Stylishly Fitted Kitchen / Diner
- Separate Utility Room
- Family Bathroom, En-Suite & Downstairs WC
- Spacious Lounge
- South-West Facing Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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



6 Woodland Drive, Crawley Down, West Sussex RH10 4UF

Beautifully Extended Family Home in the Heart of Crawley Down Village.

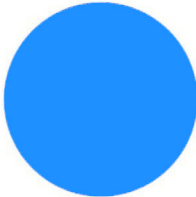
Situated in the heart of the sought-after Crawley Down village, this stunning extended three-bedroom semi-detached home offers spacious, modern living close to local amenities, a popular primary school and picturesque walks along the Worth Way bridle path.

A bright and welcoming entrance hall leads to a generous lounge at the front of the property. To the rear, an impressive open-plan kitchen and dining area has been created by a rear extension, featuring skylights, double doors to the garden and a stylishly fitted kitchen with integrated appliances including an under-counter fridge, gas hob, electric oven and space for an American-style fridge freezer. Off the dining area is a versatile family or playroom, while the extended ground floor also includes a WC and practical utility area.

Upstairs are three well-proportioned double bedrooms. The extended master suite benefits from a dressing area and contemporary en-suite with corner shower, WC and basin. The family bathroom is finished to a high standard, and the boarded loft provides useful storage and houses the boiler.

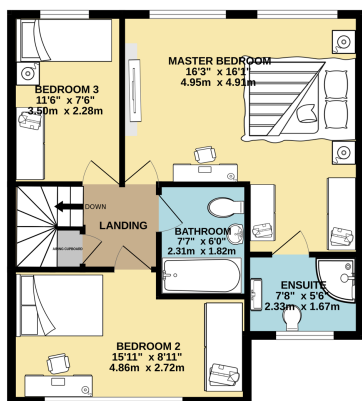
Outside, the south-westerly facing garden enjoys plenty of afternoon sun and includes a large powered shed. To the front, an attractive block-paved driveway offers parking for two vehicles.

This impressive home combines generous living space, stylish interiors and a prime village location, making it an ideal choice for modern family life.

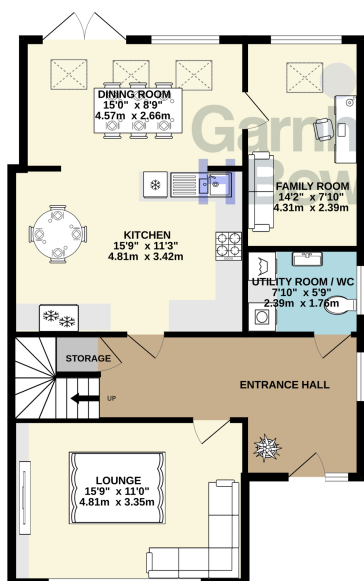


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1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



6 WOODLAND DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 1387 sq.ft. (128.9 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:

Lounge:

15' 9" x 11' 0" (4.80m x 3.35m)

Utility Room / WC:

7' 10" x 5' 9" (2.39m x 1.75m)

Kitchen:

15' 9" x 11' 3" (4.80m x 3.43m)

Dining Room:

15' 0" x 8' 9" (4.57m x 2.67m)

Family Room:

14' 2" x 7' 10" (4.32m x 2.39m)

First Floor:

Master Bedroom:

16' 3" x 16' 1" (4.95m x 4.90m)

Ensuite:

7' 8" x 5' 6" (2.34m x 1.68m)

Bedroom Two:

15' 11" x 8' 11" (4.85m x 2.72m)

Bedroom Three:

11' 6" x 7' 6" (3.51m x 2.29m)

Bathroom:

7' 7" x 6' 0" (2.31m x 1.83m)



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Nearest Stations:

East Grinstead Station (2.5 miles)

Three Bridges Station (3.8 miles)

Dormans Station (4.0 miles)

Nearest Schools:

Crawley Down Village CofE School (0.4 miles)

Turners Hill CofE Primary School (1.2 miles)

Copthorne Preparatory School (1.7 miles)

Felbridge Primary School (1.9 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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