



Sandy Lane, Crawley Down

In Excess of £560,000



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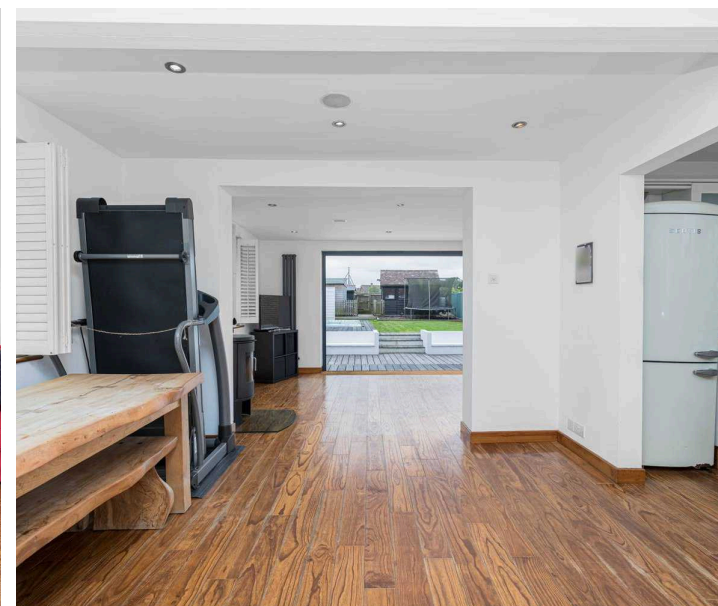
Sandy Lane, Crawley Down

An opportunity to purchase an extended, detached 3-4 bedroom 2 bathroom family home. Interesting history as it is understood that the front portion of the house was originally the village sweet shop. Set back from the road with an attractive brick-paved driveway providing off-road parking for at least 2 cars. Triple bi-fold doors at the rear open onto a larger than average south facing rear garden. Office/storage building at the far end of the garden with both power and light making it ideal for those working from home. Located in the popular rural village of Crawley Down.

The property is set back from the road and has an attractive brick-paved driveway with a feature circular design and providing off-road parking for at least 2 cars. A path to the right leads to a useful shed for storage and another, to the left, gives access to the rear garden. There is hedging and established planting to ensure privacy.

There are several wide steps leading to the wooden front door with a window to the side and opening into the hall. The playroom/snug/bedroom 4 is immediately to the right, the kitchen/lounge/diner is ahead, a curving staircase is to the left with the cloakroom beyond and left with solid wood flooring flowing through into the extension.

The open plan kitchen/lounge/diner creates a superb family space with a fabulous outlook over the rear garden. The kitchen has a good range of white wall and base units with contrasting wood, work surfaces. The boiler is located here and was replaced within the last 18 months approximately.

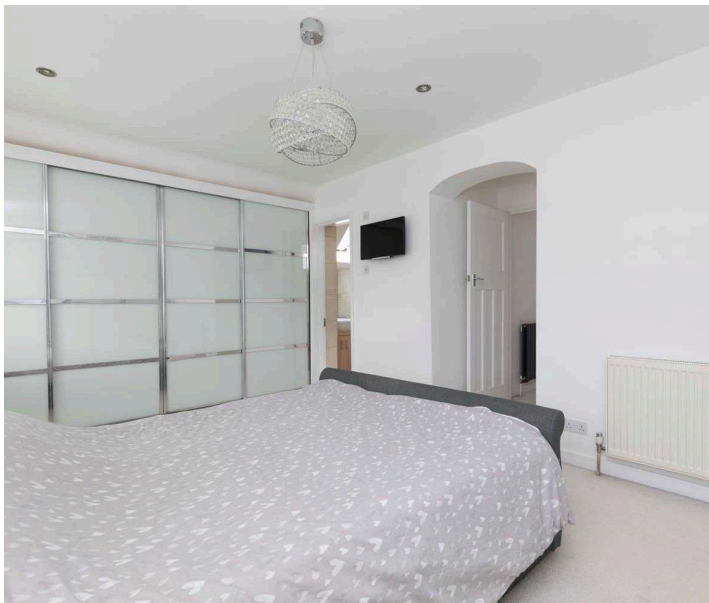




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There is a one and a half bowl sink and drainer beneath a window to the side of the house. There is an integrated electric grill and oven with a 4-ring hob and extractor above together with space and plumbing for a dishwasher, a washing machine and a fridge/freezer.

The dining area is to the left and this wall has a triple window then a double window each with feature internal shutters. The lounge provides a particularly spacious area for the family to both relax and socialize. There is a contemporary style wood burner which is complemented by the solid wood flooring. Triple bi-fold doors across one entire wall open onto decking in the larger than average south facing rear garden. The cloakroom is alongside and has a white WC, curved wash hand basin with slate grey tiled splash back and with a slate grey radiator with a frosted window to the side.

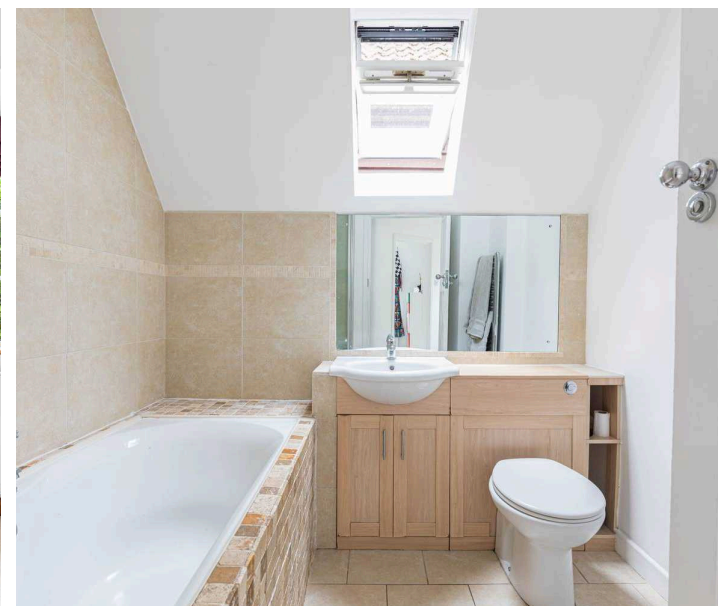
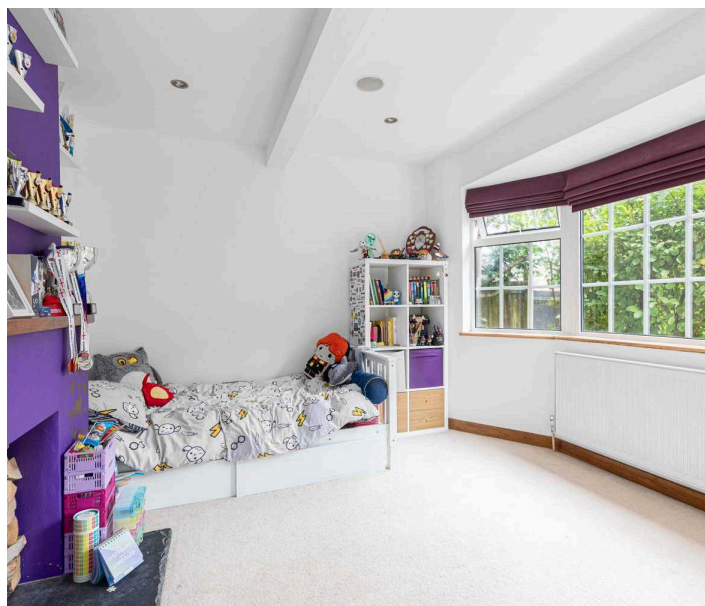


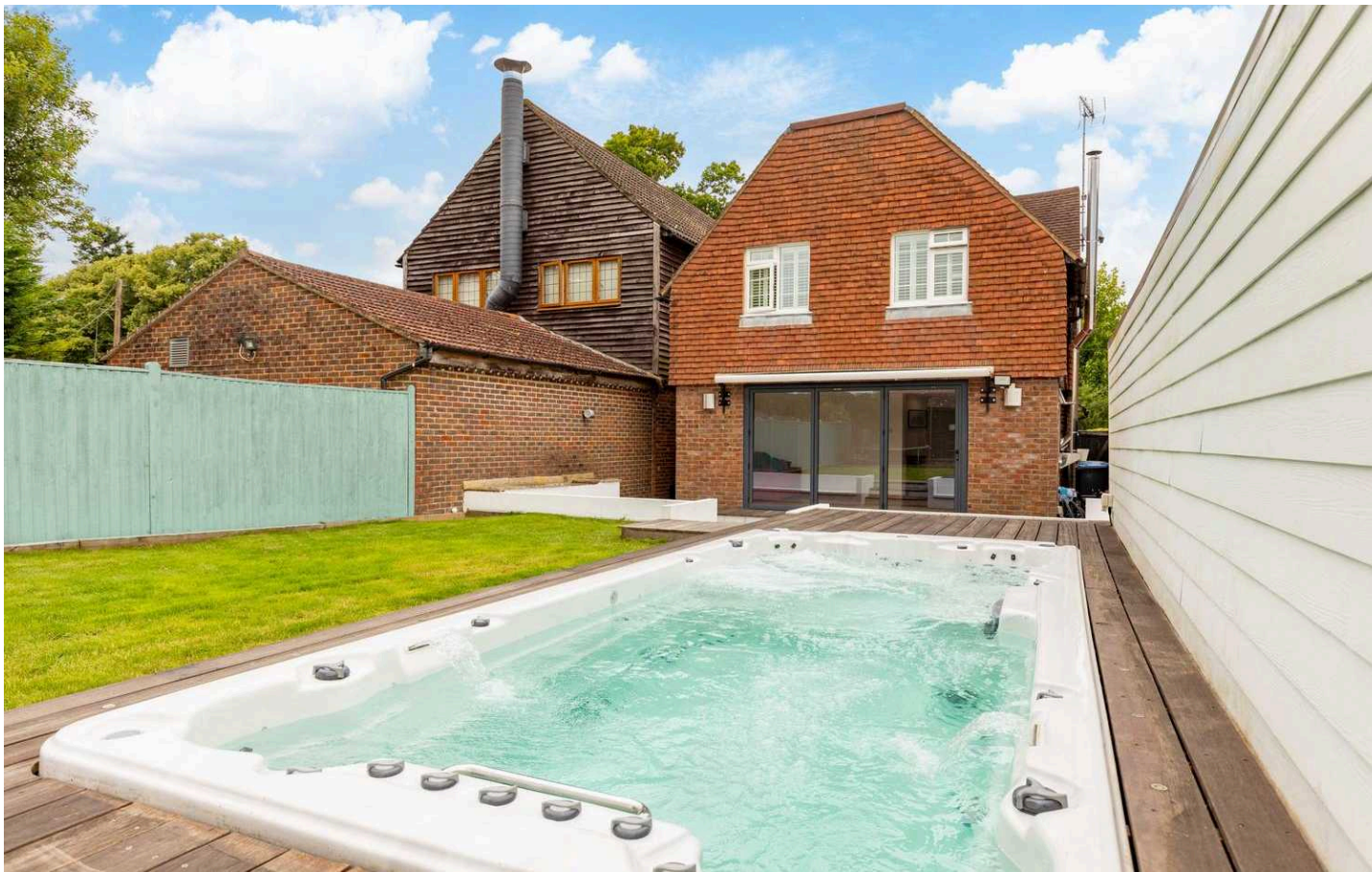
To the front of the property the playroom/ snug/bedroom 4 is a well-proportioned room with an attractive bay window. It is this front portion of the house which is believed to have once been the village sweet shop. The interior doors downstairs are wood or wood and part-glazed with those upstairs being traditional, white doors. There is a white curved staircase with a wooden handrail to the landing with a Velux window ensuring plenty of light. A short corridor leads to the master bedroom, and it has a contemporary slate grey radiator. The loft can be accessed from here and it has a ladder, a light and is boarded.

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The master bedroom is particularly spacious and all along both the right-hand and left-hand walls there are built-in wardrobes providing fabulous storage space. There is presently a king-size bed with a window on each side with feature internal shutters and overlooking the rear garden. The en-suite has a large, walk-in shower, full height neutral tiling and a white WC and vanity unit built-in below together with a chrome ladder style radiator and a Velux window to the side.

Bedroom 2 is a large room with windows to the front of the house and bedroom 3 is also a good size with two windows to the side of the property. The family bathroom has a neutral colour scheme with full height tiling around the bath and incorporating a wide shelf at the end of the bath. The white suite comprises a bath with side mounted taps and a shower above, WC and curved wash hand basin with a built-in vanity unit together with a chrome ladder style radiator.





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Outside:

The property is set back from the road and has an attractive brick-paved driveway with a feature circular design and providing off-road parking for at least 2 cars. A path to the right leads to a useful shed for storage and another, to the left, gives access to the rear garden. There is hedging and established planting to ensure privacy.

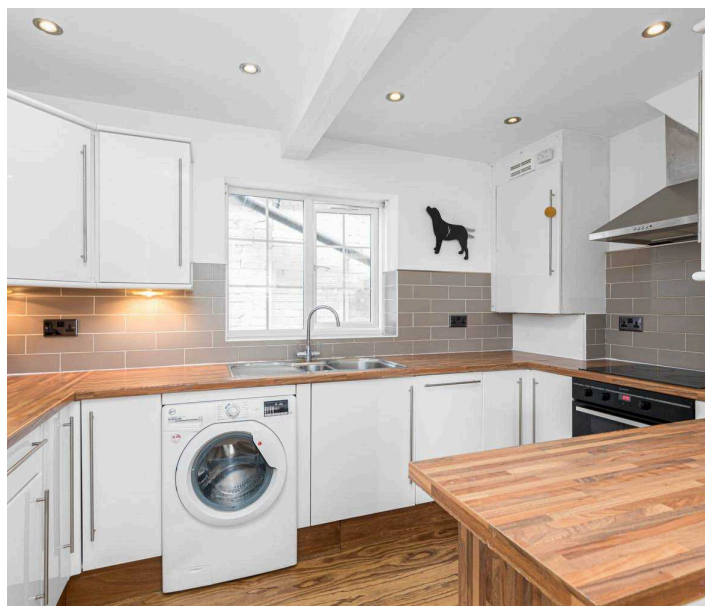
There is a larger than average, south facing rear garden with an expanse of decking across the full width of the house. This has white retaining walls creating seating all around. Ahead there is another level of decking currently with an endless swimming pool/spa. There is an area of lawn with steppingstones leading to the far end of the garden. Here there is a play area with bark chippings and presently with a trampoline. Beyond this is a storage/office building with power, light and windows overlooking the garden making it ideal for those working from home. There is another storage/garden shed and an enclosed dog kennel. The garden is fully fenced making it safe for children and pet friendly. A rear gate opens onto a pathway with the local tennis courts adjacent and the village park beyond. A delightful setting and a superb location for relaxing with family and friends.



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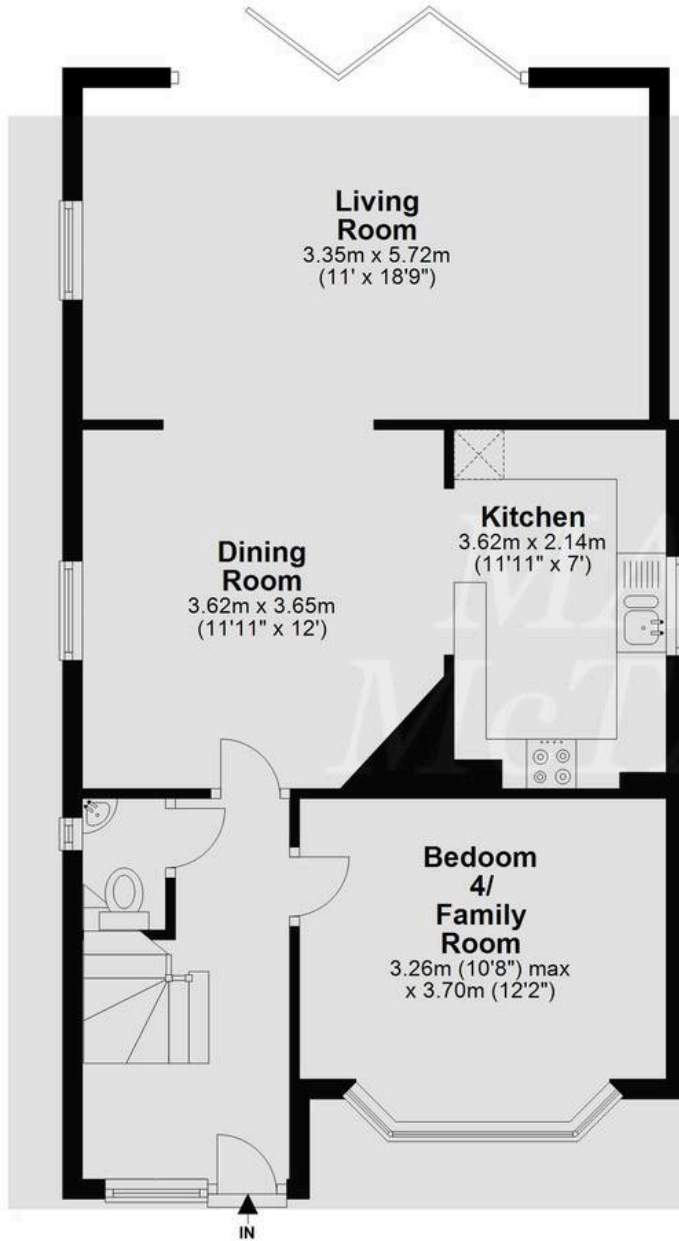
Located in the heart of the popular village of Crawley Down within easy walking distance to the Villages' selection of local shops, public houses, school and village hall. Gatwick Airport and access to the motorway network can be found at Junction 10 of the M23. Mainline railway stations are located at both Three Bridges and East Grinstead with fast and frequent services to London and the south. Crawley and East Grinstead town centres with more extensive shopping and recreational facilities are both a short drive.

- An opportunity to purchase an extended, detached 3-4 bedroom 2 bathroom family home
- Interesting history as it is understood that the front portion of the house was originally the village sweet shop
- Set back from the road with an attractive brick-paved driveway providing off-road parking for at least 2 cars
- Open kitchen/lounge/diner, playroom/snug/bedroom 4 and cloakroom
- Master bedroom with en-suite shower room, bedrooms 2 & 3 together with family bathroom
- Triple bi-fold doors at the rear open onto a larger than average south facing rear garden with lawn, play area, storage, decking and currently with an endless swimming pool/spa
- Office/storage building with both power and light making it ideal for those working from home and located in the popular rural village of Crawley Down
- Council Tax Band 'E' and EPC 'D'



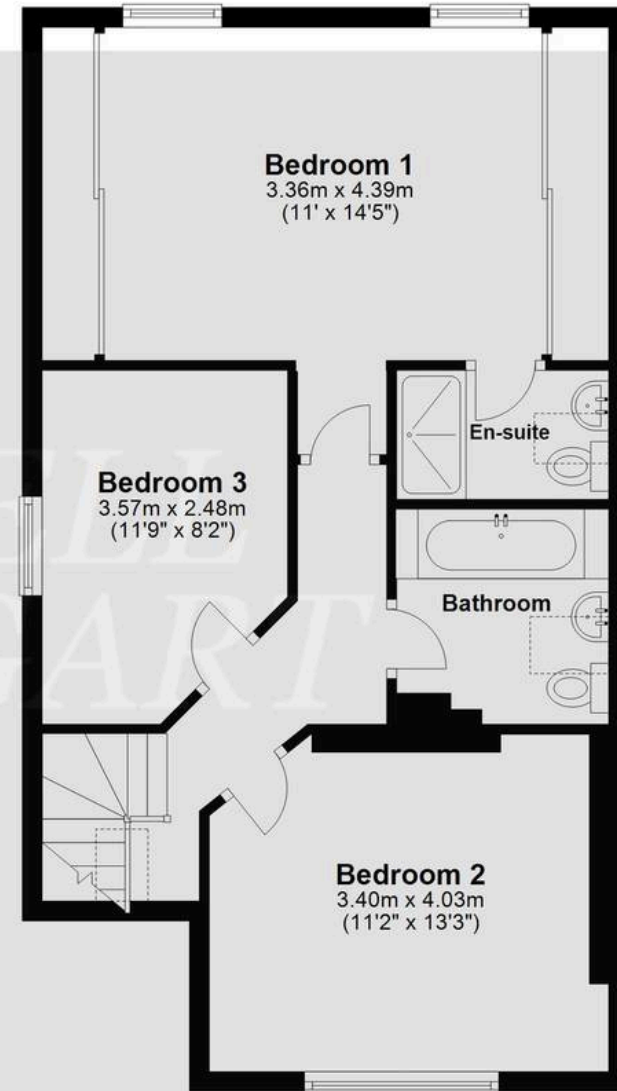
Ground Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 118.1 sq. metres (1271.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.