



## Burleigh Way, Crawley Down

Guide Price £625,000 – £650,000

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## Burleigh Way, Crawley Down

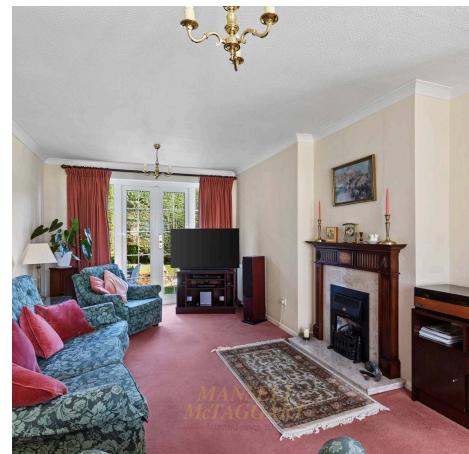
- 4-bedroom detached family home
- 3 double rooms
- Side extension with dining room and office/bedroom 4
- Large driveway and frontage
- Generous and private back garden
- Popular village location
- Good size garage
- Council Tax Band 'E' and EPC 'D'

Welcome to this stunning four-bedroom detached family home, perfectly situated in the sought-after village of Crawley Down. Offering spacious interiors, a generous garden, and ample parking, this property is ideal for modern family living.

As you approach, you are greeted by a large and inviting front driveway, capable of accommodating up to six vehicles. There is also a large well maintained front garden, alongside a convenient side gate which provides direct access to the rear garden.

Step inside to a bright and welcoming entrance hall, featuring a staircase to the first floor and handy under-stairs storage.

To the left, the spacious living room extends across the width of the house, flooded with natural light to create an airy and inviting atmosphere. French doors open out onto the garden, seamlessly blending indoor and outdoor living. Towards the rear, the well-appointed kitchen offers ample space for a dining table. It comes fully equipped with integrated appliances, including a fridge/freezer, dishwasher, and a high-quality NEFF double oven. Generous cupboard and worktop space make it perfect for cooking and entertaining.

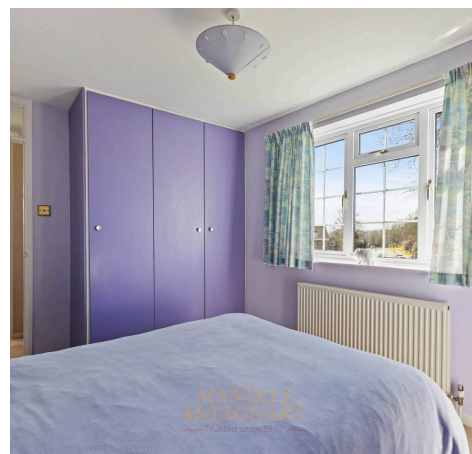




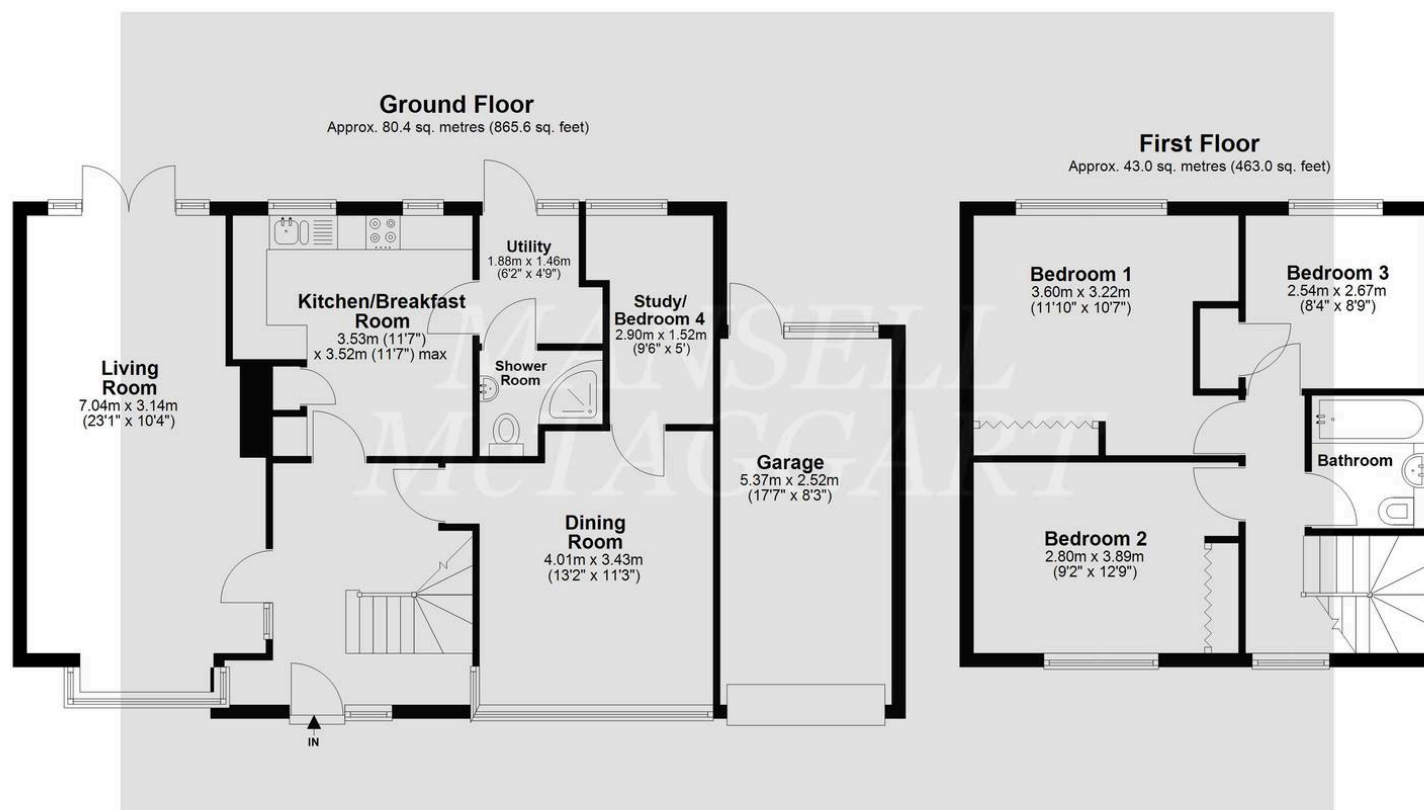


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Leading off the kitchen is a separate utility room with space for a washing machine and dryer, as well as access to a convenient downstairs shower room with built-in storage. A door from the utility room also provides additional access to the garden. To the right of the house, an extended section provides fantastic additional living space. Currently used as a large dining room and home office, this area offers flexibility to suit your needs. The dining room comfortably accommodates a large table, with a wall-to-wall window allowing plenty of natural light to pour in. The study, previously used as a guest bedroom, is a versatile space that can easily fit a small double or single bed. Upstairs, you will find three generously sized double bedrooms and a stylishly renovated family bathroom. The master bedroom enjoys stunning views over the rear garden and beyond featuring built-in wardrobes. The second bedroom, overlooking the front, also benefits from built-in wardrobes. The third bedroom, with views of the rear garden, includes an airing cupboard for additional storage. The modern family bathroom has been recently updated with neutral tones and features a bathtub with pumped electronic thermostatic control of riser and drench shower heads and bath fill.



The beautifully landscaped rear garden offers plenty of space for outdoor enjoyment. A large patio provides multiple seating areas, perfect for alfresco dining and summer entertaining. A built-in barbecue, a charming summerhouse with power and lighting, and two well-maintained fishponds add character and functionality to this outdoor oasis. Additionally, the property benefits from a spacious garage with LED lighting, power and is also accessible directly from the rear garden. To the left of the property there is a lockable garden shed with lighting.



Total area: approx. 123.4 sq. metres (1328.6 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 buyer.  
Plan produced using PlanUp.

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