



The Leas, Crawley Down

Guide Price £850,000 – £875,000

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The Leas, Crawley Down

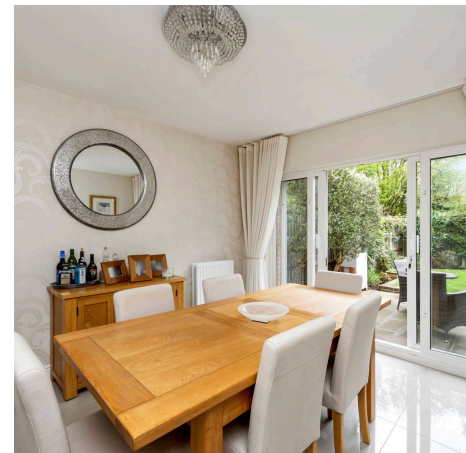
- Council Tax Band 'G' and EPC 'B'

An impressive four-bedroom detached family home – built by Redrow in 2013.

Occupying a generous plot and extending to approximately 2,208 sq. ft, this substantial and beautifully maintained four-bedroom detached residence was built by Redrow to their sought-after *Richmond* design. Offering versatile living space across two floors, this home is perfect for families seeking style, space, and comfort.

Ground Floor

You are welcomed into a spacious and light-filled entrance hall with windows to the front and two double storage cupboards. A modern cloakroom with low-level WC and wash hand basin is conveniently located off the hall. To the left, a generously sized living room features a charming bay window to the front and an elegant electric fireplace – an ideal space for relaxing or entertaining guests. To the rear of the property, a beautifully designed open-plan kitchen flows seamlessly into both the dining area and the family room, all of which open onto the south-facing rear garden via twin sets of French doors. The kitchen is superbly appointed with an extensive range of wall and base units, granite worktops, a 6-ring gas hob with stainless steel extractor hood, integrated oven and microwave, full-length fridge and freezer, dishwasher, and a breakfast bar with seating for four. A utility room located off the family room includes a sink unit, granite work surfaces, space for both washing machine and tumble dryer, and an additional storage cupboard. This room also provides internal access to the double integral garage and a rear door to the garden.





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First Floor

Stairs rise from the hallway to a galleried landing with access to the loft and airing cupboard. The impressive principal bedroom overlooks the front and benefits from a walk-in wardrobe and a luxurious en-suite, complete with an oversized walk-in shower, his-and-hers wash basins, low-level WC, heated towel rail, shaver point, and an opaque side window. A second double bedroom also enjoys en-suite facilities, including a double shower, WC, and wash hand basin. Two further double bedrooms are served by a stylish family bathroom, making this floor well-suited to modern family living.

Outside

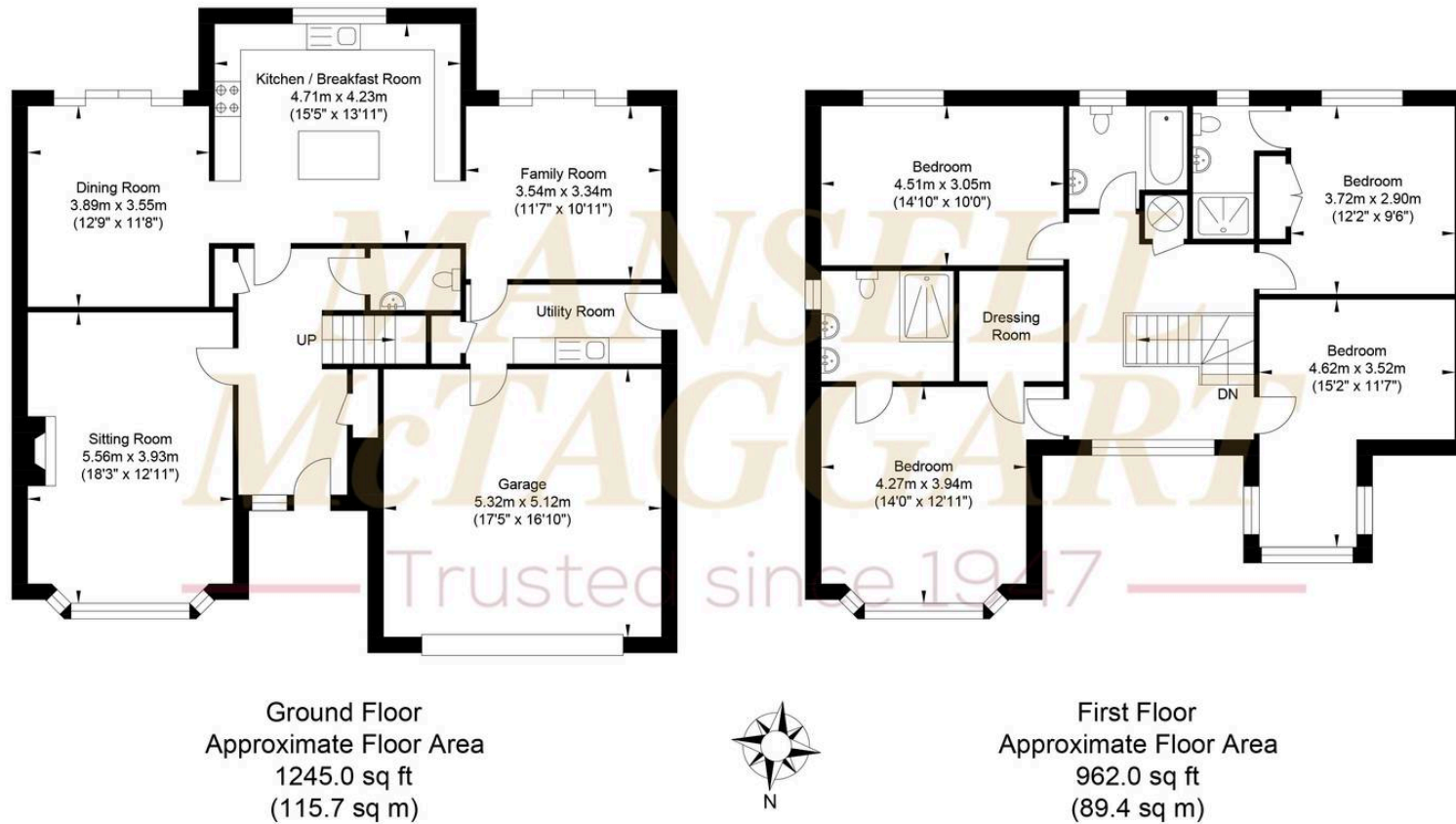
The property is approached via a private driveway with off-road parking for two vehicles, leading to the double garage. A pathway flanked by lawns and mature shrub borders guides you to the front door.

To the rear, the generous south-facing garden is a true highlight. A large patio—partially shaded by a decorative pergola—offers the perfect setting for outdoor dining and relaxation. The garden is beautifully landscaped with well-stocked flower beds, a shed, and enclosed by wooden panel fencing for privacy and security.

Viewings highly recommended to fully appreciate the space, quality, and lifestyle this exceptional home offers.



The Leas



Approximate Gross Internal Area (Including Garage) = 205.1 sq m / 2208.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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