



**Connells**

Burleigh Way  
Crawley Down

# Burleigh Way Crawley Down RH10 4UG

for sale fixed price  
**£650,000**



## Property Description

Simply stunning throughout, this exceptional five-bedroom detached family home has been thoughtfully improved and impeccably maintained, with great attention to detail evident in every room. Offering over 1,600 sq. ft. of versatile accommodation, this impressive home perfectly combines stylish modern living with practical family space, in the popular village of Crawley Down.

A welcoming entrance hall leads to a generous living room, while the heart of the home is the impressive open-plan kitchen and family area. Beautifully designed with contemporary fittings, ample storage and a central island, this space is perfect for both everyday family life and entertaining. Double doors open into the conservatory, flooding the space with natural light, whilst the garden is accessed via bi-folding doors from the kitchen.

The ground floor also benefits from a study with a side patio door, ideal for home working, a cloakroom, and a spacious double bedroom with en-suite shower room, making it perfect for guests or multi-generational living.

Upstairs, there are four further well-proportioned bedrooms, all beautifully presented and served by a stylish family bathroom.

Externally to the front, a driveway provides parking for several cars and the benefit of an EV charger. The rear garden features a patio area with pergola. Steps lead to a well-

maintained lawn, while a timber cabin/workshop provides versatile additional space.

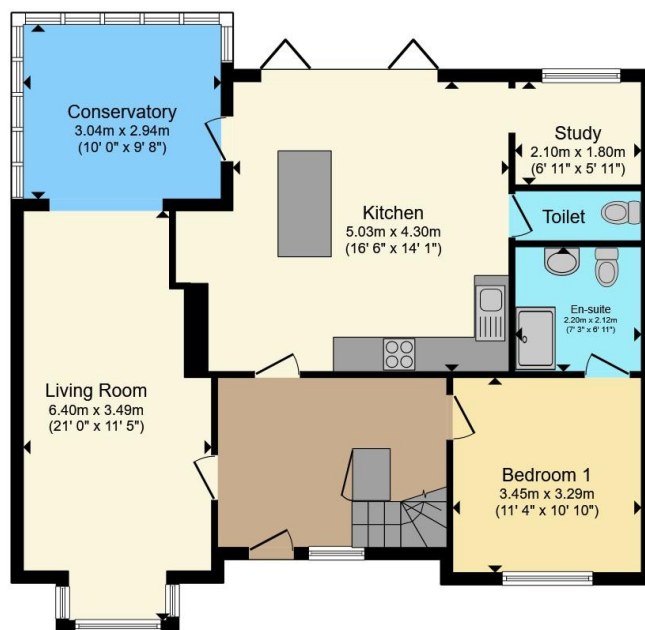
## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

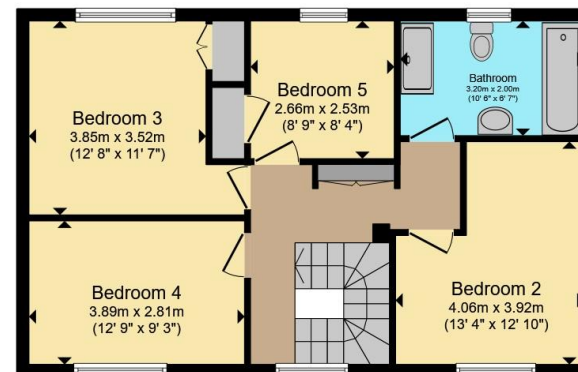








**Ground Floor**



**First Floor**

Total floor area 166.4 m<sup>2</sup> (1,791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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