

Price:

£825,000

2 The Leas, Crawley Down, Crawley



- Fabulous Former Show Home
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen / Breakfast Area
- Family Bathroom and Two En-suites
- Driveway & Double Garage
- South Facing Rear Garden
- Cul-De-Sac Location

For further information contact Garnham H Bewley:

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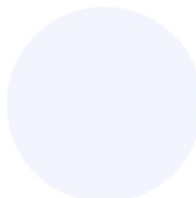
2 The Leas, Crawley Down, Crawley, West Sussex RH10 4EP

Occupying a generous plot and extending to approximately 2,208 sq. ft., this substantial and beautifully presented four-bedroom detached residence was constructed by Redrow to their highly sought-after Richmond design. Offering versatile and well-proportioned accommodation across two floors, this exceptional home perfectly combines style, comfort, and practicality for modern family living.

Ground Floor: The property welcomes you via a spacious and light-filled entrance hall, complete with front-facing windows and two useful double storage cupboards. A contemporary cloakroom with low-level WC and wash hand basin is conveniently positioned off the hallway. To the left, the elegant living room enjoys a charming bay window to the front aspect, complemented by a stylish electric fireplace—creating a warm and inviting space ideal for both relaxation and entertaining. To the rear, the heart of the home is a stunning open-plan kitchen, dining, and family area, thoughtfully designed for modern living. Twin sets of French doors open directly onto the south-facing garden, flooding the space with natural light. The kitchen is superbly appointed with an extensive range of wall and base units, granite worktops, a six-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 separate utility room, accessed from the family area, provides additional practicality with a sink unit, granite work surfaces, space for a washing machine and tumble dryer, and further storage. This room also offers internal access to the double integral garage, as well as a door leading out to the rear garden.

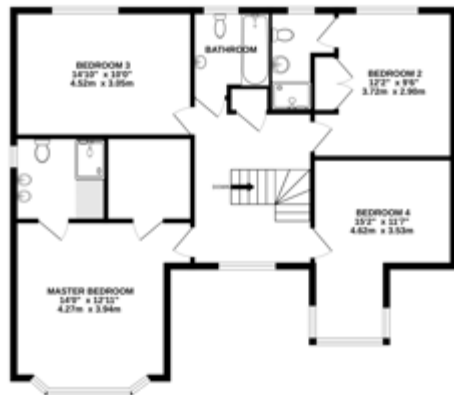
First Floor: Stairs rise to a galleried landing, providing access to the loft and an airing cupboard. The impressive principal bedroom overlooks the front and benefits from a walk-in wardrobe and a luxurious en-suite, featuring an oversized walk-in shower, his-and-hers wash basins, low-level WC, heated 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 well-proportioned double bedrooms are served by a stylish family bathroom, making this floor perfectly suited to family life.

Outside: The property is approached via a private driveway providing off-road parking for two vehicles and leading to the double garage. A pathway, flanked by lawns and mature shrub borders, guides you to the front entrance. To the rear, the generous south-facing garden is a particular highlight. A large patio area, partially shaded by a decorative pergola, provides an ideal setting for outdoor dining and entertaining. The garden is





Garnham
H Bewley



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with floorplan 1/2024

Entrance Hall

Downstairs W.C.

Living Room

18' 3" x 12' 11" (5.56m x 3.94m)

Kitchen / Breakfast Room

15' 5" x 13' 11" (4.70m x 4.24m)

Family Room

11' 7" x 10' 11" (3.53m x 3.33m)

Dining Room

12' 9" x 11' 8" (3.89m x 3.56m)

Utility Room

First Floor

Master Bedroom

14' 0" x 12' 11" (4.27m x 3.94m)

En-suite

Dressing Room

Bedroom 2

12' 2" x 9' 6" (3.71m x 2.90m)

En-suite

Bedroom 3

15' 2" x 11' 7" (4.62m x 3.53m)

Bedroom 4

14' 10" x 10' 0" (4.52m x 3.05m)

Family Bathroom

Double Garage

17' 5" x 16' 10" (5.31m x 5.13m)



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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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