



**Connells**

Rowan Walk  
Crawley Down

# Rowan Walk

## Crawley Down RH10 4JW

for sale guide price  
**£385,000-£400,000**



### Property Description

This three-bedroom end of terrace home offers an excellent opportunity for buyers looking to modernise and create a home to your taste. The house occupies a pleasant position with a lovely outlook to the front.

The property comprises a spacious living room/diner providing plenty of space for relaxation, alongside a separate kitchen with scope for improvement. Upstairs, there are two well-proportioned double bedrooms, a single bedroom ideal as a child's bedroom or home office, and a family bathroom.

Externally, the property benefits from a good-sized rear garden. A garage en-bloc is conveniently accessed via a gate at the rear of the garden, providing useful storage and parking directly to the front.

Situated in the centre of Crawley Down village, the property is within easy reach of local amenities and the village school, making it an ideal choice for families, first-time-buyers, or investors.

The property is in need of modernisation and presents a fantastic opportunity to truly make your mark.

### Entrance Hall

### Living Room/Diner

26' 8" x 9' 3" ( 8.13m x 2.82m )

### Kitchen

9' 3" x 7' 3" ( 2.82m x 2.21m )

### Landing

### Bedroom One

14' 1" x 9' 8" ( 4.29m x 2.95m )

### Bedroom Two

12' 6" x 9' 8" ( 3.81m x 2.95m )

### Bedroom Three

7' 2" x 6' 8" ( 2.18m x 2.03m )

### Family Bathroom

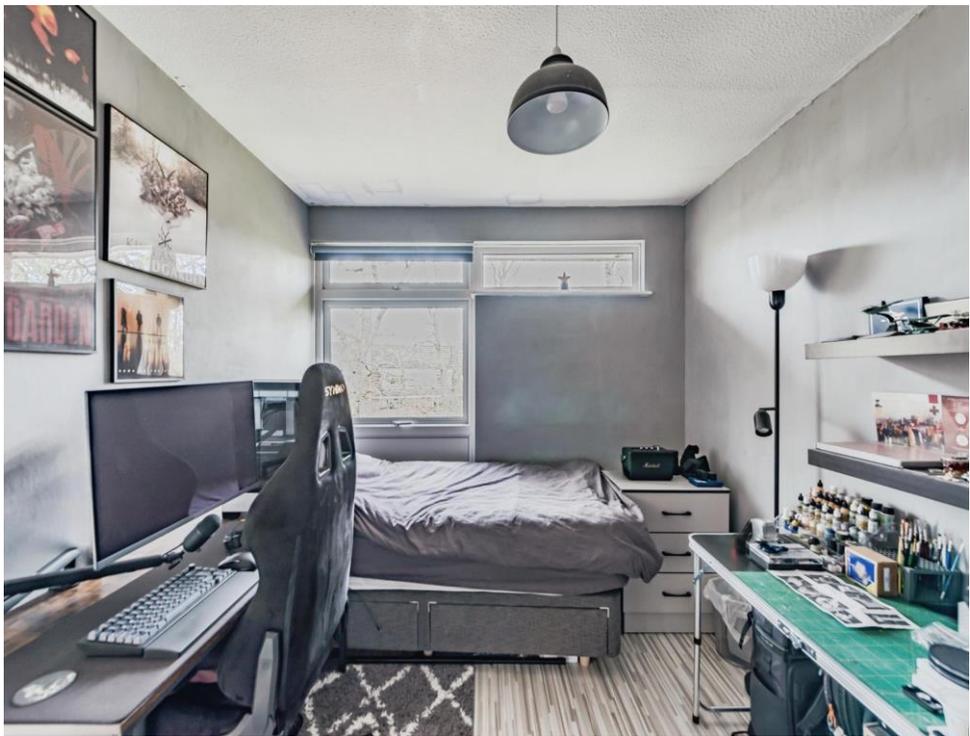
6' 7" x 6' 1" ( 2.01m x 1.85m )

### Front Garden

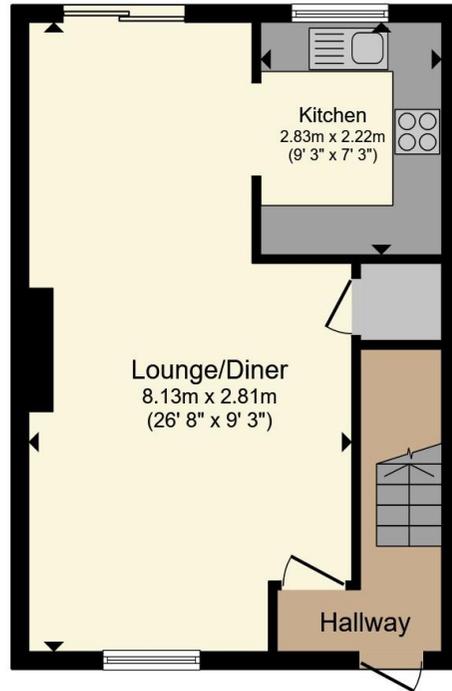
### Rear Garden

### Garage En-Bloc









**Ground Floor**



**First Floor**

Total floor area 77.5 m<sup>2</sup> (834 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: D

Tenure: Freehold

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