

Guide Price:  
£500,000

£475,000

Garnham  
H Bewley

24 Field Drive Crawley Down, West Sussex,



- Stunning Semi-Detached Family Home
- Set over Three Floors
- Four Bedrooms
- Contemporary Kitchen with Integrated Appliances
- Stylishly Fitted Bathroom, Ensuite & WC
- Beautifully Maintained Rear Garden
- Driveway & Garage
- Located in the Heart of Crawley Down Village

For further information contact Garnham H Bewley:

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## 24 Field Drive Crawley Down, West Sussex, RH10 4AE

Situated in the heart of the sought-after village of Crawley Down, this beautifully presented four-bedroom semi-detached family home offers stylish and contemporary accommodation arranged over three floors. Ideally located within walking distance of local shops, restaurants, cafés, a doctor's surgery, dental practice, village amenities, the highly regarded primary school and the picturesque Worth Way bridlepath, the property perfectly combines modern living with a convenient village lifestyle. The home is also ideally positioned just 15 minutes from Gatwick Airport and offers excellent access to the M23 and M25, making it an ideal choice for commuters and frequent travellers.

Finished to a high standard throughout, the accommodation begins with a welcoming entrance hall providing access to a ground floor cloakroom/WC, storage cupboard and a dedicated utility cupboard with space for a washing machine and tumble dryer.

To the front of the property, the sleek kitchen/breakfast room is fitted with a range of contemporary units and integrated appliances including a fridge/freezer, dishwasher, oven, integrated microwave and gas hob, with space for everyday dining. To the rear, the spacious living room enjoys an abundance of natural light and features sliding doors opening onto the garden.

The first floor comprises two generous double bedrooms, both benefitting from fitted wardrobes, a modern family bathroom and a fourth bedroom. This versatile room is ideally suited as a home office or study, although it could also be used as a nursery if required.

Occupying the entire second floor, the impressive principal bedroom suite provides a peaceful retreat and benefits from fitted wardrobes, an en-suite shower room, additional storage and a recently installed air conditioning unit which remains under warranty.

Outside, the low-maintenance rear garden provides an attractive space for relaxing and entertaining, with a rear gate leading directly to the private driveway and detached garage. The garage offers excellent storage and parking and benefits from additional loft storage above.

Combining stylish interiors, flexible accommodation and an excellent village location with superb transport links and everyday conveniences close at hand, this superb family home is sure to appeal to a wide range of buyers.

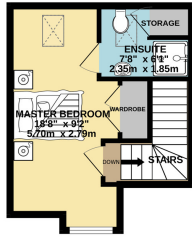
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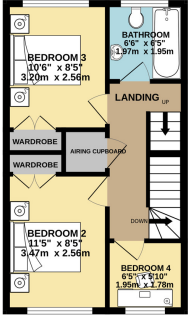


# Accommodation

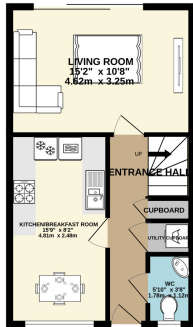
2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



24 FIELD DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 1204 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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## Ground Floor:

**Kitchen / Breakfast Room:**  
8' 2" x 15' 9" (2.49m x 4.80m)

**Living Room:**  
15' 2" x 10' 8" (4.62m x 3.25m)

**WC:**  
3' 8" x 5' 10" (1.12m x 1.78m)

**First Floor:**  
**Bedroom Two:**  
8' 5" x 11' 5" (2.57m x 3.48m)

**Bedroom Three:**  
8' 5" x 10' 6" (2.57m x 3.20m)

**Bedroom Four:**  
6' 5" x 5' 10" (1.96m x 1.78m)

**Bathroom:**  
6' 6" x 6' 5" (1.98m x 1.96m)

**Second Floor:**  
**Master Bedroom:**  
9' 2" x 18' 8" (2.79m x 5.69m)

**Ensuite:**  
7' 8" x 6' 1" (2.34m x 1.85m)

**Outside:**  
**Garage:**  
9' 5" x 18' 6" (2.87m x 5.64m)



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**Nearest Stations:**

East Grinstead Station (2.7 miles)

Three Bridges Station (3.5 miles)

Dormans Station (4.2 miles)

**Nearest Schools:**

Crawley Down Village CofE School (0.4 miles)

Turners Hill CofE Primary School (1.1 miles)

Copthorne Preparatory School (1.6 miles)

Felbridge Primary School (2.1 miles)

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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