

Guide Price:

£425,000

£400,000

Garnham
H Bewley

23 Rowan Walk, Crawley Down, Crawley



- Semi-Detached Family Home
- Three Bedrooms
- Tastefully Fitted Kitchen & Bathroom
- Stunning Rear Garden
- Allocated Parking and Garage
- Tranquil Village Setting
- Within Easy Reach of Gatwick Airport & M25
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



23 Rowan Walk, Crawley Down, Crawley, West Sussex RH10 4JW

Guide Price £400,000 - £425,000.

Offered with no onward chain, this attractive three-bedroom semi-detached home occupies a fantastic position in the ever-popular village of Crawley Down. Within easy reach of highly regarded schools, mainline stations, Gatwick Airport and the M25, it combines village living with excellent connectivity, making it an ideal choice for families, professionals and downsizers alike.

Step inside to a welcoming entrance hall with stairs rising to the first floor. The impressive open-plan living and dining room is bright and spacious, centred around a charming gas fireplace and benefiting from useful under-stairs storage. Patio doors flood the room with natural light and open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is fitted with a range of wall and base units, complete with a four-ring gas hob, electric fan oven, sink and drainer, space for freestanding appliances and a pleasant outlook over the garden.

Upstairs, the first floor offers three well-proportioned bedrooms, all with fitted wardrobes. The principal bedroom overlooks the rear garden, while the remaining double and single bedrooms enjoy views to the front. A modern family bathroom completes the accommodation, featuring a bath with a shower over and glass shower screen, mixer taps, wash hand basin, low-level WC and a frosted rear window.

Outside, the private rear garden is mainly laid to lawn with a shingle pathway and a timber deck—perfect for relaxing or entertaining. The property also benefits from a single garage with an electric up-and-over door, power and lighting, an allocated parking space, and an attractive front outlook across a wooded area, providing a wonderful sense of privacy.



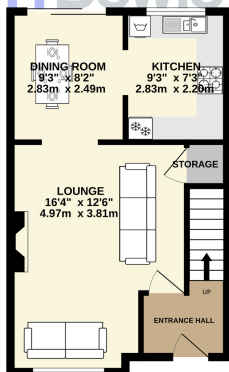
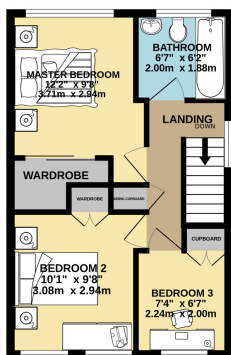
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Accommodation

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



Ground Floor:

Lounge:

12' 6" x 16' 4" (3.81m x 4.98m)

Dining Room:

9' 3" x 8' 2" (2.82m x 2.49m)

Kitchen:

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

First Floor:

Master Bedroom:

12' 2" x 9' 8" (3.71m x 2.95m)

Bedroom Two:

10' 1" x 9' 8" (3.07m x 2.95m)

Bedroom Three:

7' 4" x 6' 7" (2.24m x 2.01m)

Bathroom:

6' 7" x 6' 2" (2.01m x 1.88m)

Outside:

Garage (Located at the rear of the garden):

8' 10" x 17' 0" (2.69m x 5.18m)

23 ROWAN WALK - FLOORPLAN

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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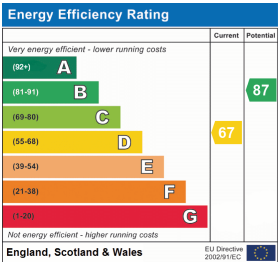


Nearest Stations:

- East Grinstead Station (2.3 miles)
- Dormans Station (3.7 miles)
- Three Bridges Station (4.0 miles)

Nearest Schools:

- Crawley Down Village CoFE School (0.3 miles)
- Turners Hill CoFE Primary School (1.5 miles)
- Felbridge Primary School (1.6 miles)
- Copthorne Preparatory School (1.7 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