

Guide Price

£650,000

£625,000

Garnham
H Bewley

21 Hawarden Close, Crawley Down,



- Impressive Fived Bedroom Home
- Fabulous Open Plan Living
- Two Reception Rooms
- Utility and Shower Room
- En-suite To Master Bedroom
- Family Bathroom
- Ample Driveway Parking
- Southerly Facing Rear Garden

For further information contact Garnham H Bewley:

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



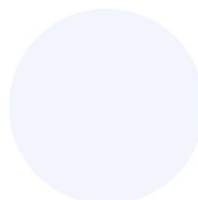
21 Hawarden Close, Crawley Down, West Sussex RH10 4PQ

Guide Price £625,000 - £650,000. Tucked away in a peaceful cul-de-sac in the highly desirable village of Crawley Down, this exceptional four / five bedroom semi-detached family home has been substantially extended and beautifully modernised throughout, creating a truly stunning home perfectly designed for contemporary family living. The current owners have thoughtfully transformed the property, seamlessly blending impressive open-plan spaces with versatile separate reception areas, all set on a generous plot. From the moment you arrive, the property makes a striking first impression, with an attractive resin driveway providing ample off-road parking, complemented by mature planting and beautifully maintained frontage.

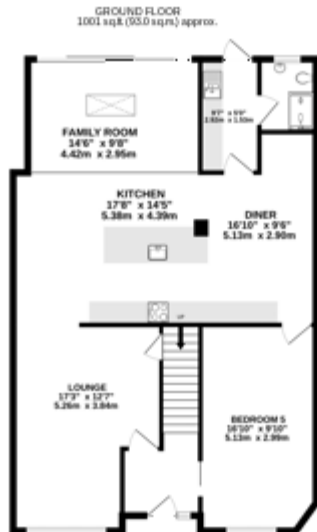
At the heart of the home is the spectacular open-plan kitchen, dining and family space — an outstanding area designed for both entertaining and everyday living. Flooded with natural light from an impressive roof lantern and expansive sliding doors, the room enjoys a wonderful connection to the landscaped south-facing garden beyond. The stylish fitted kitchen features a comprehensive range of contemporary units, area of work surfaces, a substantial central island and an excellent selection of integrated appliances, including a wine cooler, creating a space that is as practical as it is elegant. To the front of the property, the generous living room provides a cosy yet refined retreat overlooking the front aspect, while an additional separate family room offers superb flexibility for modern lifestyles. A well-appointed utility room with garden access and a contemporary downstairs shower room complete the ground floor accommodation.

Upstairs, the property continues to impress with four beautifully presented bedrooms. The luxurious principal suite is particularly noteworthy, featuring an expansive bedroom area, dressing space and a stunning en-suite shower room complete with a large walk-in shower and twin sinks. The remaining bedrooms are served by a beautifully finished family bathroom.

Outside, the rear garden has been thoughtfully landscaped to create a private and tranquil haven. A substantial area provides the perfect setting for outdoor dining and entertaining, complemented by additional seating areas, AstroTurf lawn, barbecue area and an enviable south-facing aspect. To the rear of the garden sits an outstanding detached home office/gym/hobbies room, offering excellent versatility for home working, fitness or leisure use. This is a truly exceptional home that combines style, space and practicality in equal measure, all within a quiet and sought-after village setting.



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TOTAL FLOOR AREA: 1604 sq ft. (149.1 sq m.) approx.

While 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 Miroplan 6/2024

Entrance Hall

Living Room

17' 3" x 12' 7" (5.26m x 3.84m)

Kitchen

14' 5" x 17' 8" (4.39m x 5.38m)

Dining Area

9' 6" x 16' 10" (2.90m x 5.13m)

Family Area

14' 6" x 9' 8" (4.42m x 2.95m)

Utility

9' 7" x 5' 0" (2.92m x 1.52m)

Shower Room

6' 2" x 6' 5" (1.88m x 1.96m)

Bedroom 5 / Reception Room

16' 10" x 9' 10" (5.13m x 3.00m)

First Floor

Master Bedroom

17' 5" x 9' 4" (5.31m x 2.84m)

En-suite

9' 4" x 5' 2" (2.84m x 1.57m)

Bedroom 2

12' 2" x 9' 7" (3.71m x 2.92m)

Bedroom 3

10' 9" x 9' 0" (3.28m x 2.74m)

Bedroom 4

7' 1" x 6' 7" (2.16m x 2.01m)

Family Bathroom

6' 6" x 6' 2" (1.98m x 1.88m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

2.3 miles

Dormans Station

3.6 miles

Three Bridges Station

3.9 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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