

Price:

£650,000

Garnham
H Bewley

53 Squires Close, Crawley Down, Crawley



- Detached Family Home
- Three / Four Bedrooms
- Three Reception Rooms
- Tastefully Fitted Kitchen & Bathroom
- Fantastic Potential to Extend and Adapt
- Private, Westerly-Facing Rear Garden
- Driveway & Garage
- Occupying a Corner-Plot within a Quiet Cul-De-Sac

For further information contact Garnham H Bewley:

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



53 Squires Close, Crawley Down, Crawley, West Sussex RH10 4JH

Three/Four Bedroom Detached Family Home in a Quiet Cul-de-Sac.

Situated in a peaceful cul-de-sac in the sought-after village of Crawley Down, this generously proportioned detached family home occupies a substantial corner plot and offers spacious, versatile accommodation with excellent scope for improvement and extension.

Originally built as a four-bedroom home, the property has been adapted to create an impressive master bedroom with built-in wardrobes and a pleasant outlook over the south-westerly facing rear garden, alongside two further generous double bedrooms. Upstairs, there is also a four-piece family bathroom suite. While the property would benefit from some updating, it has been well maintained throughout and provides an excellent opportunity for a new owner to modernise and personalise. The property also benefits from full fibre broadband, making it well suited to modern home working.

The ground floor provides a welcoming entrance hall, separate lounge, dining room and spacious family room, offering plenty of flexibility for modern family life and entertaining. A well-positioned kitchen, downstairs cloakroom and integral garage add further practicality.

Outside, the generous corner plot provides private gardens and a driveway with EV charging point, alongside the integral garage. There is excellent potential for additional parking and, subject to planning, a detached double garage or carport. The plot also offers scope for a future extension and, subject to the necessary permissions, there is potential to create a dedicated office within the garden, providing an ideal space for those working from home.

Crawley Down offers a good range of local amenities and is surrounded by attractive Sussex countryside, with the Worth Way and local bridlepaths nearby. The village primary school is within easy reach, while excellent road links provide convenient access to the M23, M25 and Gatwick Airport.

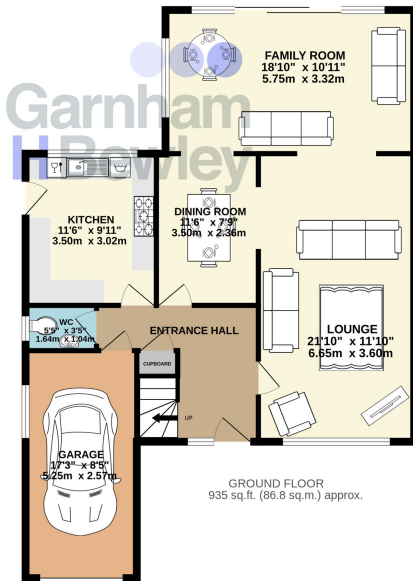
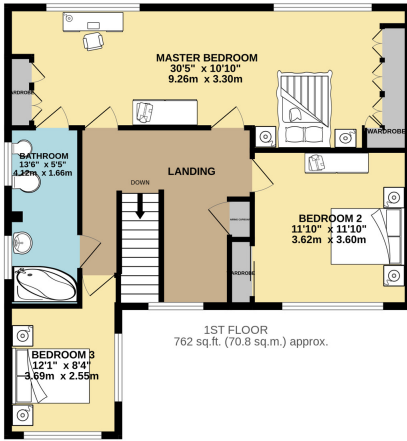
An exciting opportunity to acquire a substantial detached family home in a desirable village setting, with generous outdoor space, EV charging, full fibre broadband and significant potential to enhance, extend and create additional accommodation.



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Accommodation



53 SQUIRES CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 1697 sq.ft. (157.7 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:

Lounge:

11' 10" x 21' 10" (3.61m x 6.65m)

Dining Room:

7' 9" x 11' 6" (2.36m x 3.51m)

Family Room:

18' 10" x 10' 11" (5.74m x 3.33m)

Kitchen:

9' 11" x 11' 6" (3.02m x 3.51m)

WC:

5' 5" x 3' 5" (1.65m x 1.04m)

Integral Garage:

8' 5" x 17' 3" (2.57m x 5.26m)

First Floor:

Master Bedroom:

30' 5" x 10' 10" (9.27m x 3.30m)

Bedroom Two:

11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom Three:

8' 4" x 12' 1" (2.54m x 3.68m)

Bathroom:

5' 5" x 13' 6" (1.65m x 4.11m)



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Nearest Stations:

East Grinstead Station (2.9 miles)

Three Bridges Station (3.4 miles)

Gatwick Airport Station (4.1 miles)

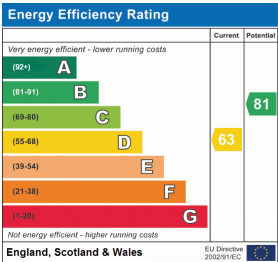
Nearest Schools

Crawley Down Village CofE School (0.3 miles)

Turners Hill CofE Primary School (1.4 miles)

Copthorne Preparatory School (1.3 miles)

Fairway Infant School, Copthorne (1.8 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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