



Blackwater Lane, Crawley, RH10 7RN

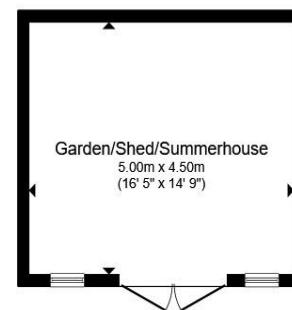
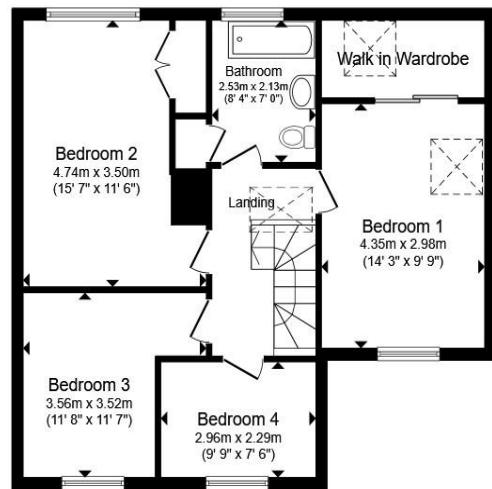
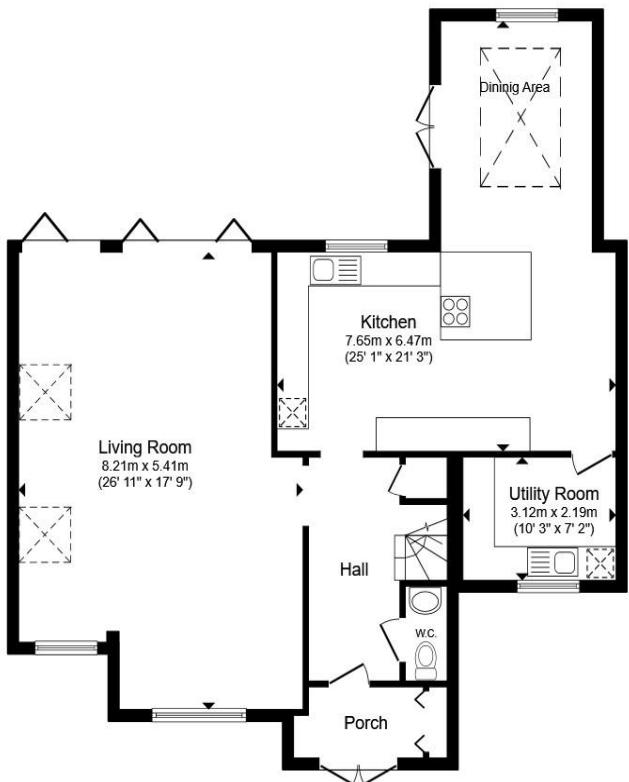


welcome to

Blackwater Lane, Crawley

Guide Price £700,000-£750,000. Located in the ever-popular Pound Hill area, this impressive four-bedroom detached family home offers generous living space, modern finishes, and excellent kerb appeal. Set back from the road, the property benefits from a large driveway.





Total floor area 184.4 m² (1,985 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

welcome to

Blackwater Lane, Crawley

- Beautifully Presented Four Bedroom Detached Family Home
- Large Driveway For Four/Five Cars
- Bright & Airy Living Room
- Modern Fitted Kitchen
- Utility Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£700,000-£750,000



view this property online fox-and-sons.co.uk/Property/CRA111794

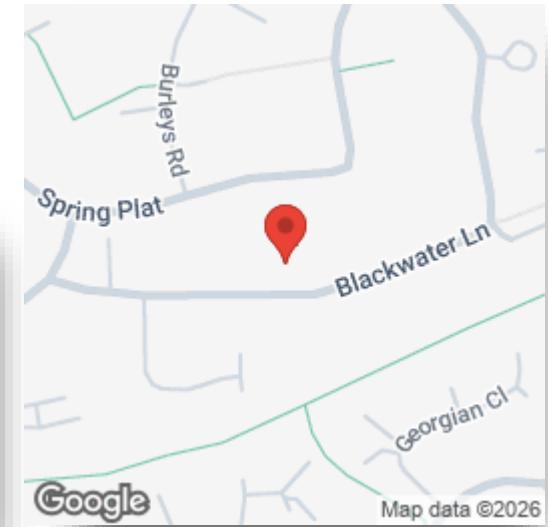
Property Description

Step inside through the welcoming entrance porch, which leads into a spacious entrance hall with access to the downstairs WC and stairs rising to the first floor. To the front of the home, the bright and airy living room offers an inviting space for the family to relax, featuring a stylish media wall and bi-folding doors that open directly onto the rear garden—perfect for blending indoor and outdoor living.

Situated at the rear of the property, the well-appointed kitchen provides ample wall and base units, integrated appliances, and space for an American-style fridge/freezer and dishwasher. There is also a handy breakfast area for casual dining. The kitchen flows seamlessly into the dining area, complete with double doors to the garden, creating a wonderful setting for entertaining or family mealtimes. Just off the kitchen lies the utility room, equipped with further wall and base units and space for a washing machine and tumble dryer, keeping household tasks neatly tucked away.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The primary bedroom benefits from a walk-in wardrobe, while bedroom two includes a built-in wardrobe. Bedrooms three and four are also excellent sizes, making them ideal for children, guests, or home office use. The modern family bathroom comprises a WC, wash basin, and bath with overhead shower. Externally, the rear garden offers a fantastic outdoor space for families to enjoy. A patio area provides room for seating and outdoor dining, with steps leading up to a large lawn bordered by mature shrubs. A pathway guides you to the shed at the rear of the garden, offering additional storage.

This wonderful property combines practical family living with contemporary style, all in a sought-after Crawley location close to schools, transport links, and local amenities. Set back from the road, the property benefits from a large driveway providing off-road parking for 4-5 cars.



Please note the marker reflects the postcode not the actual property



Property Ref:

CRA111794 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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