



— Trusted since 1947 —

Hawarden Close, Crawley Down

Guide Price £475,000 – £500,000

**MANSELL
McTAGGART**

Trusted since 1947

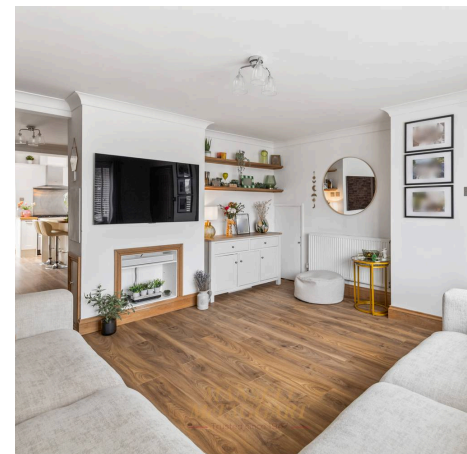
Hawarden Close

Crawley Down

This stunning, three bedroom, semi-detached family home offers versatile accommodation over two floors and is situated within the ever popular village of Crawley Down. Just a stone's throw from local schools and a short drive to East Grinstead Town, Gatwick Airport and the M25, this property would be ideal for a variety of buyers alike.

The accommodation briefly comprises: entrance hall with useful storage cupboard; open plan living/dining room with a view to the front aspect and wood flooring throughout; extended and modern kitchen/breakfast room with a stunning vaulted ceiling, range of wall and base level units, sink and drainer, integrated breakfast bar, twin skylights, French doors leading to the rear garden; integrated appliances; useful utility room with wall and base level units, a sink with draining board and a separate low-level WC with wash hand basin completes the ground floor.

The first floor comprises: bright and airy landing with a handy airing cupboard and access to the loft above; master bedroom with bespoke fitted wardrobes and a view to the front aspect; double guest bedroom overlooking the rear garden; further guest bedroom outlooking to the front aspect; renovated family bathroom with a low-level WC, wash hand basin, bath with mixer taps and an overhead shower concludes the accommodation.





Hawarden Close

Crawley Down

Externally, the property further benefits from driveway parking for multiple vehicles and leads to the single garage with up and over door, power and lighting with a side access door. The secluded Westerly facing rear garden can be accessed via the side entrance gate and is mostly laid to lawn with a patio area abutting the rear of the property.

Council Tax band: D

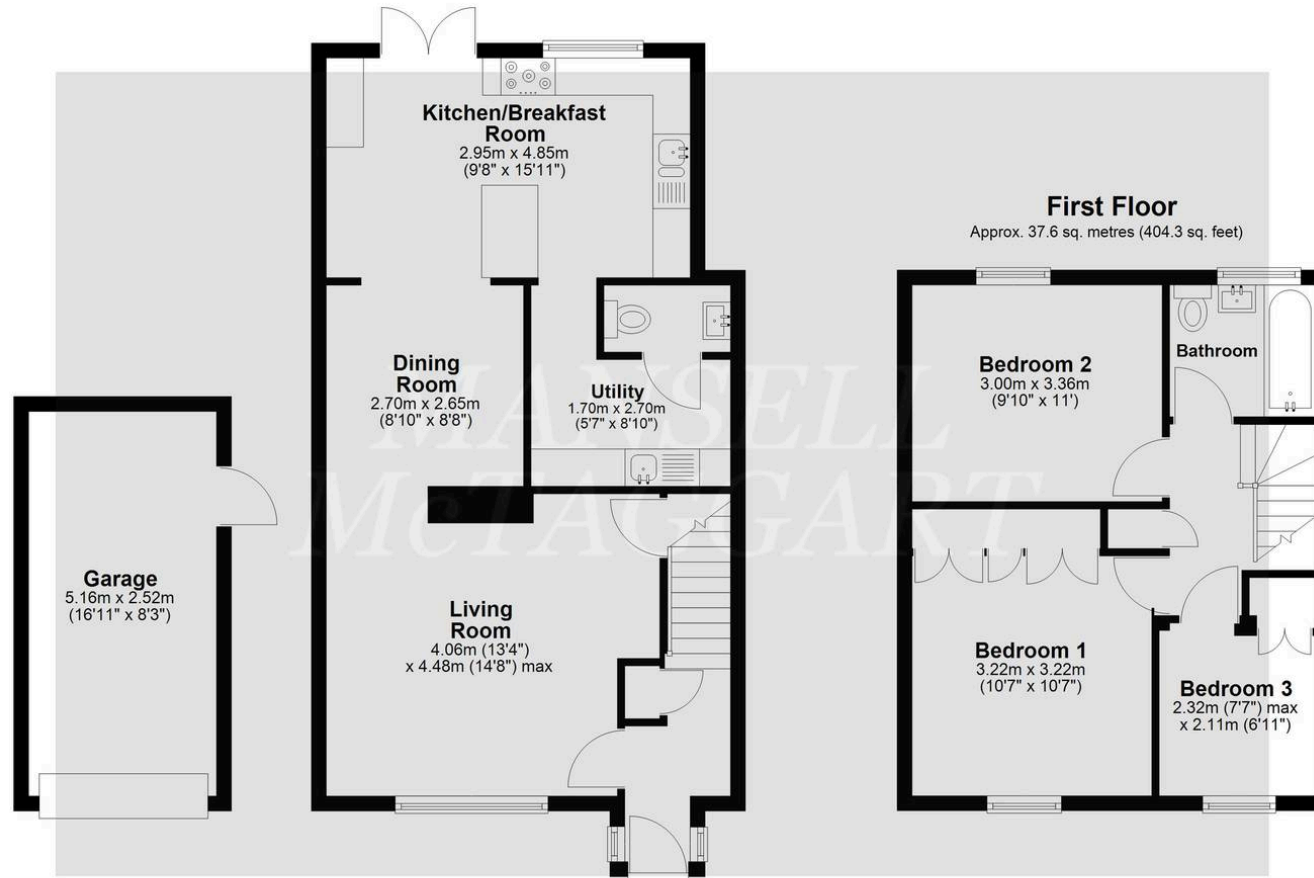
Tenure: Freehold

- Semi-detached family home
- Three bedrooms
- Modernised throughout
- Downstairs cloakroom
- Secluded rear garden
- Extended to the rear
- Quiet cul-de-sac
- Driveway parking and garage
- Village location
- Close proximity to local schools



Ground Floor

Main area: approx. 52.8 sq. metres (568.9 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.3 sq. feet)



Main area: Approx. 90.4 sq. metres (973.1 sq. feet)

Plus garages, approx. 13.0 sq. metres (140.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road - RH19 1AB

01342 311711

eastgrinstead@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/eastgrinstead/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.