



**Connells**

Fermandy Lane  
Crawley Down



## Property Description

GUIDE price of £750,000-£775,000 Nestled in the heart of the highly desirable village of Crawley Down, this beautifully presented and extended four-bedroom detached home offers generous living spaces and modern comfort throughout.

The ground floor features a bright and spacious living room which opens to the formal dining area, ideal for family gatherings. The fitted shaker-style kitchen is served with underfloor heating and complemented by a separate utility area, while a versatile family room provides additional living spaces. A convenient ground floor cloakroom completes the layout.

Upstairs, the main bedroom benefits from a contemporary en-suite, with three further double bedrooms all offering excellent proportions. A stylish family bathroom serves the additional bedrooms.

Outside, the property enjoys a delightful south/west-facing wrap-around well-established garden with mature trees and shrubs, offering privacy and plenty of space for relaxation or outdoor dining. The garage and private driveway provide parking for multiple cars, and the addition of an EV charging point.

Located in a prime corner plot position within Crawley Down, the home is close to village amenities, countryside walks, excellent schools, and transport links-making it the perfect choice for families seeking space, style, and convenience.

### Entrance Hall

Composite door to the front, double glazed window to the front, and double-glazed window to the side. Storage cupboard with sliding doors, radiator, spotlights, and carpeted stairs leading to the first floor.

### Cloakroom

Frosted double glazed window to the front, low level W.C., vanity hand wash basin with storage, 'ladder' style towel radiator, tiled walls, tiled flooring with underfloor heating, and spotlights.

### Living Room

17' 9" x 13' 1" ( 5.41m x 3.99m )

Double glazed window to the rear. Feature gas fireplace with Limestone surround, and radiator.

### Dining Room

11' 11" x 11' 8" ( 3.63m x 3.56m )

Double glazed sliding patio doors to the rear, and radiator.

### Kitchen

11' 11" x 10' 3" ( 3.63m x 3.12m )

Fitted kitchen with a range of cream base and eye-level units, work surface surrounding, stainless steel sink one-and-a half bowl with waste disposal unit and drainer, integrated eye-level electric oven, electric induction hob with stainless steel cooker hood over, integrated microwave, integrated dish washer, integrated fridge/freezer, tiled flooring, underfloor heating, and spotlights. Double glazed window to the front with electric blind, and double-glazed pedestrian door to the side.

## Family Room

17' 4" x 8' 11" ( 5.28m x 2.72m )

Double glazed sliding patio doors to the rear, and radiator.

## Utility Room

9' 1" x 8' 11" ( 2.77m x 2.72m )

Double glazed window to the front with electric blind, a range of fitted base and eye-level units, stainless steel sink and drainer, space for under counter fridge, space for under counter freezer, space and plumbing for washing machine, space and plumbing for tumble dryer, radiator, wooden pattern Karndean flooring, and spotlights.

## Landing

Airing cupboard, loft access, and spotlights.

## Bedroom One

19' 11" x 12' ( 6.07m x 3.66m )

Dual aspect with double glazed window to the front, and double glazed window to the side, electric blinds. Built-in-wardrobe with mirrored sliding doors, two radiators, and spotlights.

## En-Suite

8' 10" x 5' 11" ( 2.69m x 1.80m )

Frosted double glazed window to the front, double shower cubicle with rainfall shower and hand shower attachment (power shower with dedicated hot and cold feeds), low level W.C., vanity hand wash basin with storage under, mirror with heated anti-mist zone, shaver point, tiled walls, 'ladder' style towel radiator, extractor fan, and spotlights.

## Bedroom Two

21' 10" x 8' 4" ( 6.65m x 2.54m )

Dual aspect with two double glazed windows to the rear, fitted wardrobes with matching bedside cabinet, and two radiators.

## Bedroom Three

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed window to the front with electric blind, and radiator.

## Bedroom Four

12' x 11' 9" ( 3.66m x 3.58m )

Double glazed window to the rear, built-in-wardrobe with sliding mirrored doors, radiator, and spotlights.

## Bathroom

6' 10" x 6' 3" ( 2.08m x 1.91m )

Frosted double glazed window to the front, panel bath with power shower (dedicated hot and cold feeds), low level W.C., vanity hand wash basin with storage under, tiled walls, chrome 'ladder' style radiator, extractor fan, and spotlights.

## Garage

20' 3" x 9' 5" ( 6.17m x 2.87m )

Up and over door to the front, pedestrian door to the side, power sockets, lighting, loft space with hatch and retractable loft ladder, and access to the utility room.

## Front Garden

Brick pattern imprinted concrete driveway with parking for up to three cars, EV charging point, area laid to lawn with mature shrubs and trees, outside power socket with timer, and lockable side gates either side of the property accessing the rear garden.

## Rear Garden

Wrap around garden mainly laid to lawn, wall sectioned patio area, tree lined and fenced borders, shrubs, outside power socket. Recently installed 8ftx6ft wooden shed-on a concrete base with power, lighting, work bench, and Yale Smart alarm. Side gate either side of the property leading to the front of the property.









**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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#### **Directions to this property:**

From our office in Copthorne, proceed to the Kits Bridge roundabout (A264), continue along towards East Grinstead. At the Duke's Head roundabout, take the third exit towards Turners Hill / Crawley Down. Continue along Turners Hill Road for approximately half a mile then turn left into Sandy Lane sign posted for Crawley Down village. At the end of Sandy Lane, turn left at the T-junction onto Hophurst Lane. Take the first left turn, continue down around the bend and the property can be found directly on the left-hand side.

EPC Rating: D    Council Tax  
 Band: F

Tenure: Freehold



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