



GREENAWAY
RESIDENTIAL



SQUIRES CLOSE CRAWLEY DOWN

£550,000
FREEHOLD

• 4 Bedroom Semi-Detached House • Modern Kitchen & Separate Utility Room • Spacious Rooms Throughout • Generous garden with Garden Room • Double Glazed Windows • Village Cul-de-sac Location • Multi-Car Driveway • Garage • 1,206 sq ft house • Viewing recommended

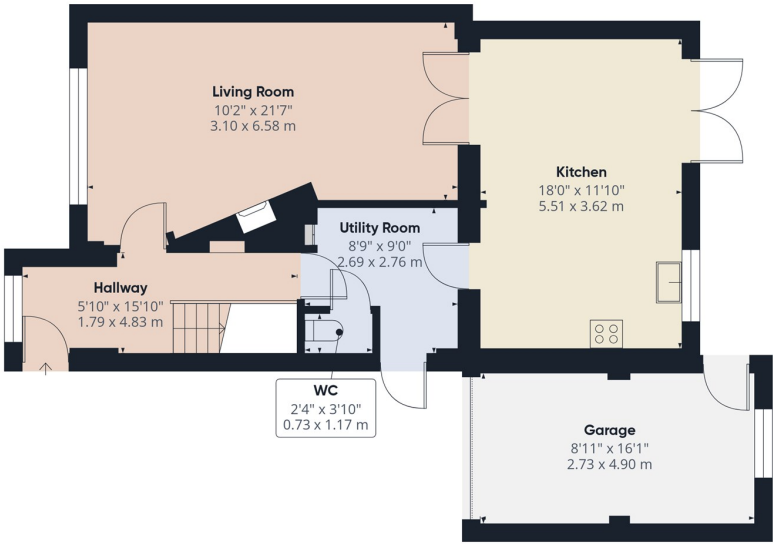


Greenaway Residential Estate Agents are delighted to welcome this four bedroom family home to the sales market. The property is located in the village of Crawley Down in a desirable cul-de-sac with easy access to neighboring towns and local amenities. The property also benefits from a multi-car driveway, garage, double glazing and gas central heating.

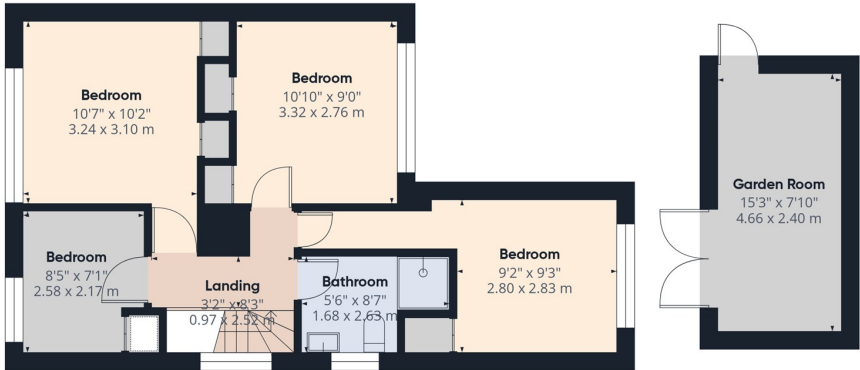
Entering the house into the spacious hallway with access to the staircase and doors leading to the lounge and utility room. The lounge is a great size to the front aspect with feature fireplace and TV points and double doors to the kitchen/dining room. This comprises a matching range of base and eye level units with workspace over, integrated appliances, sink with mixer tap and drainer and island with breakfast bar as well as further space for dining table. A further door leads back to the utility room with ample storage, external access and door to the downstairs WC. upstairs to the landing with doors leading to all four bedrooms of varying size and the bathroom comprising a shower cubicle, vanity handwash basin, low level WC and heated towel rail. The garden is predominantly laid to lawn with a patio area, covered seating area, garden room and access to the garage, benefitting from electric up and over door.

A viewing of this lovely family home is highly recommended to appreciate the size, location and standard. Please call one of our sales team to arrange an appointment on 01342 777 977.





Ground Floor Building 1



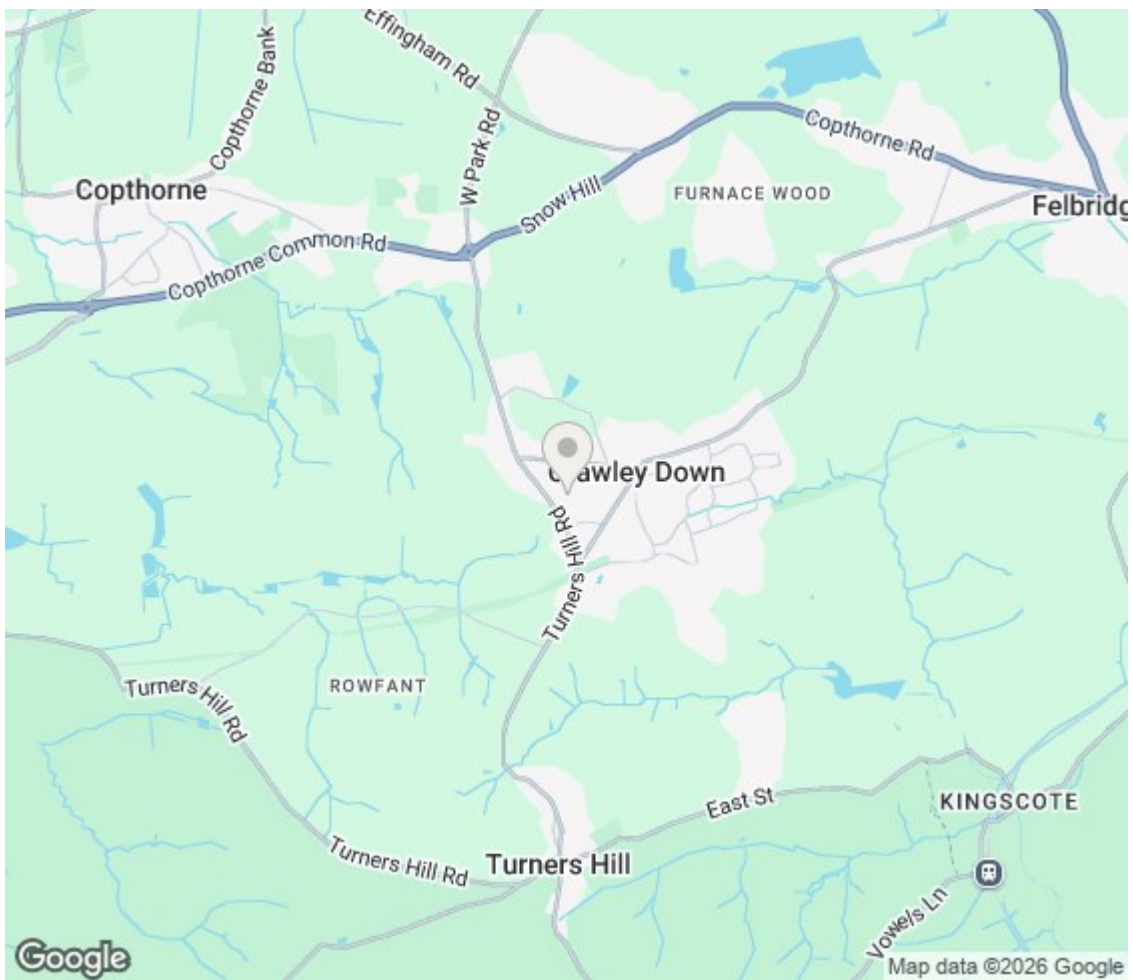
Ground Floor Building 2

Approximate total area⁽¹⁾
1382 ft²
128.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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