



19 Hazel Way, Crawley Down, RH10 4JS
Offers In Excess Of £480,000



This family home is deceptively spacious offering versatile living. The property features four double bedrooms that are served by two bathrooms, including a Jack & Jill shower room. The downstairs layout includes a dual aspect lounge/diner as well as a kitchen/breakfast room, utility area and guest cloakroom. The property is completed by a garden, patio area, private driveway and garage with electric roller door.





This attractive semi-detached home offers generous accommodation over two floors and is conveniently situated in a popular residential neighbourhood within a village setting.

The ground floor features an entrance hall and dual aspect living room spanning the entire length of the house with storage provision and new patio doors leading outside. The kitchen/breakfast room includes tiled flooring, white gloss cabinetry, wooden work tops and an integrated hob and Bosch oven. The kitchen houses a new boiler that was installed in 2023 and also provides direct access to the garden. Downstairs is completed by a guest cloakroom and useful utility area with additional storage that has been created by partially adapting the garage, which can be accessed internally.

Four double bedrooms are located on the first floor, two of which feature integrated storage. Two bedrooms are interconnected by a stylish Jack and Jill shower room with Aqualisa shower whilst the other two bedrooms are served by the family bathroom, which features floor to ceiling tiling and white sanitary ware. Additional storage is provided via the loft which is partially boarded and equipped with power.

Externally, this freehold property also has the added benefit of block paved parking offering space for three vehicles, a storm porch and an integral garage with electric roller door.

Location is always key and it is no exception here as this property is situated on the edge of the village with its array of local amenities and nature on its doorstep. It falls within the catchment area for several schools and is nearby the bustling towns of Crawley and East Grinstead, which offer residents a great mix of facilities and excellent transport links. Gatwick is only 15 minutes away and the town's mainline stations provide fast services to London and the south coast.









- Attractive Semi-Detached House
- Four Double Bedrooms
- Dual Aspect Living Room with New Patio Door
- New Gas Mains Boiler
- Kitchen/Breakfast Room with Integrated Appliances
- Utility Area & Guest Cloakroom
- Two Bathrooms including Jack & Jill Shower Room with Aqualisa Shower
- Rear Garden with Patio
- Driveway & Garage with Electric Roller Door
- Village Location close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B	72	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	72	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 1231.00 sq ft

Tenure: Freehold

Local Authority: Mid Sussex DC

Council Tax Band: E

Do you have a property to sell?

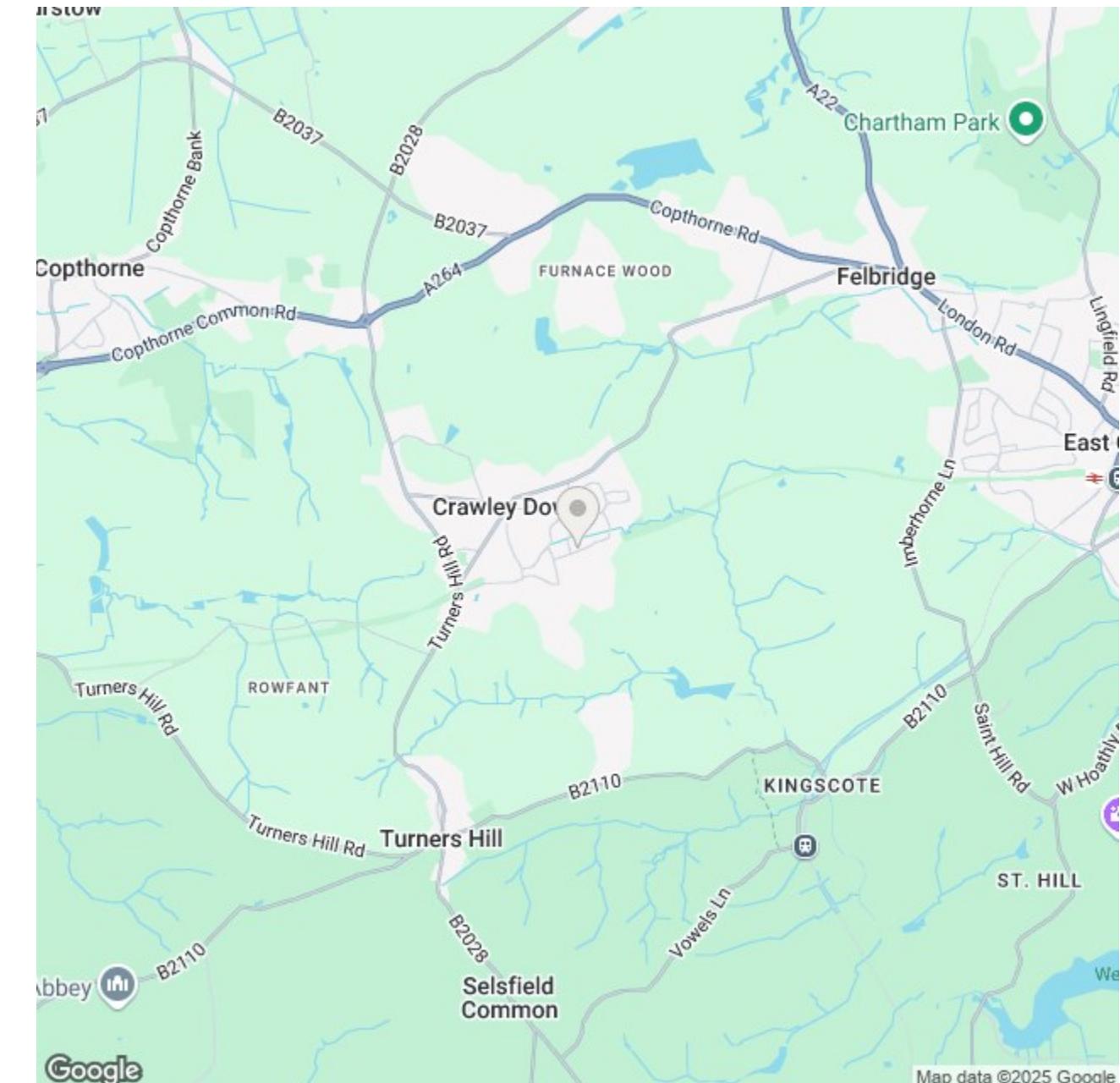
If so we can provide you with a free market appraisal.

Do you need a solicitor?

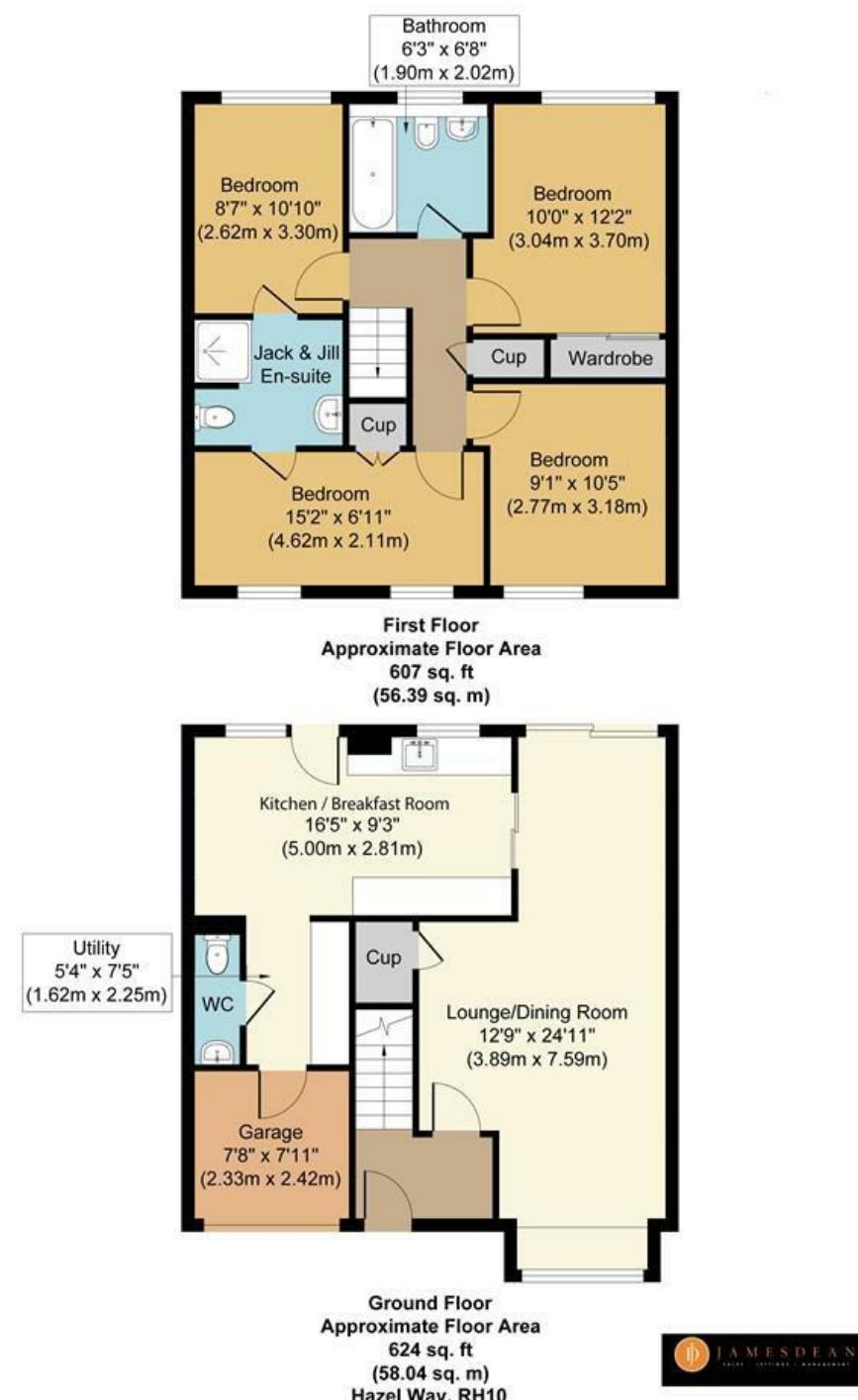
We can provide you with no obligation quotes from our panel of preferred solicitors.

Do you need a mortgage?

We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.



FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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