



3 Halls Cottage Snow Hill, Crawley Down, Crawley, RH10 3EB

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**JAMES DEANE**  
ESTATE AGENTS

A beautifully presented character home, lovingly updated by the current owners to offer modern contemporary interior, perfect for those buyers that are looking for a home they can move straight into.

Entering the property there is a entrance lobby which then opens into a sizeable lounge/diner with solid wood flooring, electric stove and storage cupboards. At the rear is a modern kitchen, with shaker style base and wall units, a range of integrated appliances and tiled floor. There are sizeable velux windows that flood the kitchen and breakfast area with natural light. There is the added bonus of a utility room



which has space and plumbing for washing machine, tumble dryer and incorporates a cloakroom area with sink and storage. There are French doors that open out to the rear garden from the breakfast area. On the first floor there are two bedrooms and an amazing bathroom. The bathroom has been re fitted and has part tiled walls, white suite, vaulted ceiling with sky light and vanity units. On the second floor is the master bedroom with eaves storage, large velux window over looking the front and a Dormer window to the rear. Outside there is a well kept mature garden with paved seating area and access to the side. A detached garage and parking is set to the side. The property is situated with in an easy drive of East Grinstead and Horley town centre's, with it's range of supermarkets, shops and restaurants. **THE VENDORS OF THIS LOVELY HOME ARE SUITED ON THEIR FORWARD MOVE.**

**Offers In The Region Of £425,000**





# Floor plan



Ground Floor  
Approximate Floor Area  
451 sq. ft.  
(41.9 sq. m.)

First Floor  
Approximate Floor Area  
309 sq. ft.  
(28.7 sq. m.)

Second Floor  
Approximate Floor Area  
138 sq. ft.  
(12.8 sq. m.)

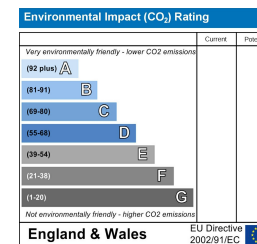
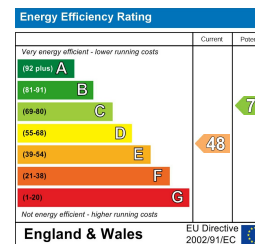
Garage

Snow Hill, RH10

Approx. Gross Internal Floor Area 898 sq. ft. (83.5 sq. m.)

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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TENURE: Freehold  
Council Tax Band: D

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