GREENAWAY
RESIDENTIAL



Greenaway Residential Estate Agents Crawley are delighted to present to the market this exceptionally spacious and well-proportioned three-bedroom semi-detached family home located on Ewhurst Road, Crawley, RH10 7HH, which is offered for sale with the distinct advantage of no onward chain.

Ewhurst Road, West Green, Crawley, West Sussex, RH11 7HH

Asking Price:

£475,000

EPC Rating: C

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109 Boscobel House, High Street, Crawley, RH10 1DD



The property benefits from a private driveway providing convenient off-road parking to the front, which leads to the attached garage. Inside, the property boasts a wonderfully bright and airy dual-aspect living and dining area, perfectly complemented by large windows and sliding patio doors that lead seamlessly out to the spectacular rear garden, creating an ideal setting for both daily family life and entertaining. The garden itself is a standout feature of the home, being significantly larger than average for the area and enjoying a highly desirable sunny aspect that floods the outdoor space with natural light throughout the day. Beautifully tended and thoughtfully landscaped, the garden is generously stocked with a variety of mature shrubs, vibrant flower borders, and established greenery, offering a private, tranquil oasis perfect for garden enthusiasts, outdoor dining, and children's play. The ground floor layout features a welcoming entrance hallway, a fitted kitchen, and a highly practical rear lobby that connects to the garage, a generous utility/storage area, and a downstairs WC. Upstairs, the first floor comprises three well-proportioned bedrooms, a family bathroom, and a separate WC, providing an excellent, versatile layout for growing families. One of the standout features of this home is its expansive footprint and the layout of the adjacent outbuildings and garage, which present significant potential to extend the main living areas or convert





For additional information and full photo gallery please visit **www.greenawayresidential.com**









the spaces to suit modern requirements, subject to the necessary planning permissions (STPP).

The property is situated within a highly sought-after residential pocket of West Green, an established neighbourhood known for its superb community feel and exceptional convenience. Residents benefit from a vast array of local amenities right on their doorstep, including a choice of local convenience stores, a post office, local medical centres, and Crawley's vibrant town centre which features the extensive County Mall shopping centre, a wide range of restaurants, and thriving leisure facilities like the K2 Leisure Centre. The location is incredibly family-friendly, falling within the catchment area of highly regarded local educational institutions, including West Green Primary School and The Mill Primary Academy for younger children, alongside excellent secondary options such as Ifield Community College and St Wilfrid's Catholic Comprehensive School. Transport links are a major asset for this property; regular Metrobus services run close by, providing fast and direct connections across the town and to Gatwick Airport, while both Ifield and Crawley mainline railway stations are within easy reach, offering rapid and frequent commuter services straight into London Victoria and London Bridge. Furthermore, the property enjoys quick and effortless road access to the M23 and A23, linking drivers effortlessly to the southern coast and the M25 motorway network.

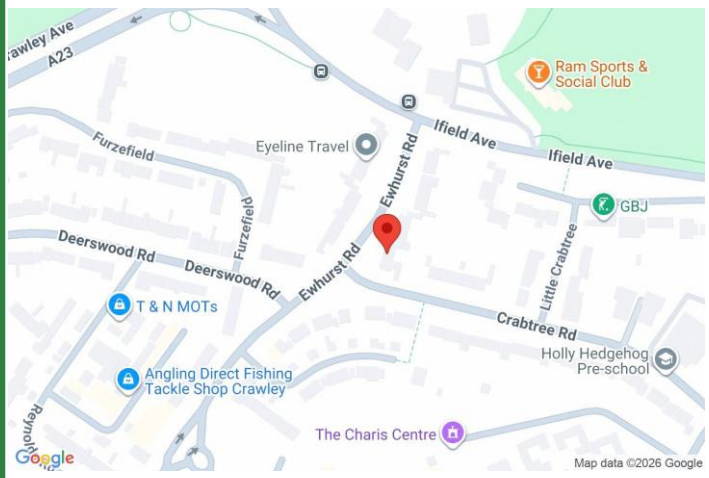
This combination of interior space, an exceptional garden, a prime location, and incredible future potential makes this property a highly desirable opportunity for families, first-time buyers, and investors alike.

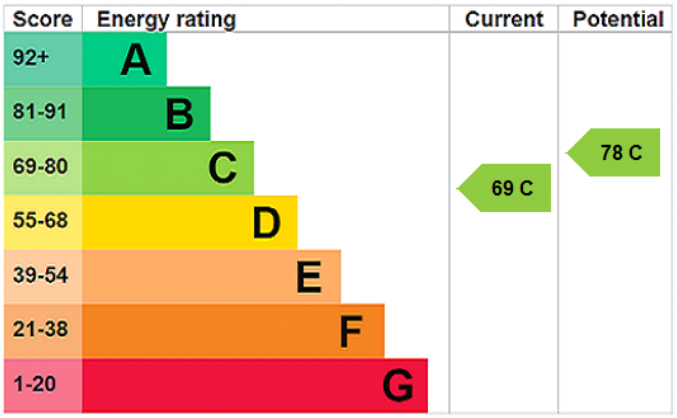
Living/Dining *17'2" x 21'10" (5.23m x 6.65m)*
Kitchen *13'2" x 10'6" (4.01m x 3.2m)*
Utility/Storage *8'6" x 14'8" (2.6m x 4.47m)*
Garage *8'6" x 18'3" (2.6m x 5.56m)*
Bedroom One *13'11" x 10'11" (4.24m x 3.33m)*
Bedroom Two *10' x 10'8" (3.05m x 3.25m)*
Bedroom Three *9'6" x 9'11" (2.9m x 3.02m)*

Looking to sell? Why not call us to arrange a free, no obligation market appraisal of your property. We are a well established local independent Estate Agent with branches in both Crawley and East Grinstead. Our selling service is strictly on a no sale, no fee basis and we pride ourselves on our industry leading marketing and high levels of customer service.

Council Tax Band - D
Tenure - Freehold
Viewing - By appointment through Greenaway Residential







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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract