



## Hazelwood Close, Crawley Down

Guide Price £500,000 – £525,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- A particular highlight is the property's exceptional energy efficiency, boasting an EPC rating of A. This is supported by solar panels and battery storage
- Council Tax Band 'E'

A well-designed link-detached bungalow with versatile accommodation, occupying a generous corner plot. Situated in a quiet and well-regarded cul-de-sac within this desirable village, this immaculately presented two-bedroom link-detached bungalow offers thoughtfully configured accommodation, combining modern living with outstanding energy efficiency and long-term practicality. Of particular note is the property's exceptional energy performance. With an EPC rating of A.

The property is entered via a welcoming entrance hall, providing access to all principal rooms. At the heart of the home is a well-appointed, contemporary kitchen fitted with a range of modern units and integrated appliances, complemented by an adjoining dining area. This space is ideally suited to both day-to-day living and informal entertaining. The sitting room is well-proportioned and enjoys a pleasant outlook, with a feature log-burning stove creating an attractive focal point and enhancing the overall sense of warmth and comfort. To the rear, a conservatory provides an additional reception area, benefitting from excellent natural light and offering direct access to the garden. This versatile space is ideal for use as a garden room, reading area, or informal sitting space throughout the year.





A separate study/home office adds further flexibility, catering to modern working requirements or providing a quiet space for hobbies and personal use.

The principal bedroom is generously sized and offers a peaceful outlook, while the second bedroom is equally adaptable, suitable for use as guest accommodation, a dressing room, or additional workspace if required. The accommodation is served by a spacious and well-maintained family bathroom, fitted with contemporary fixtures.

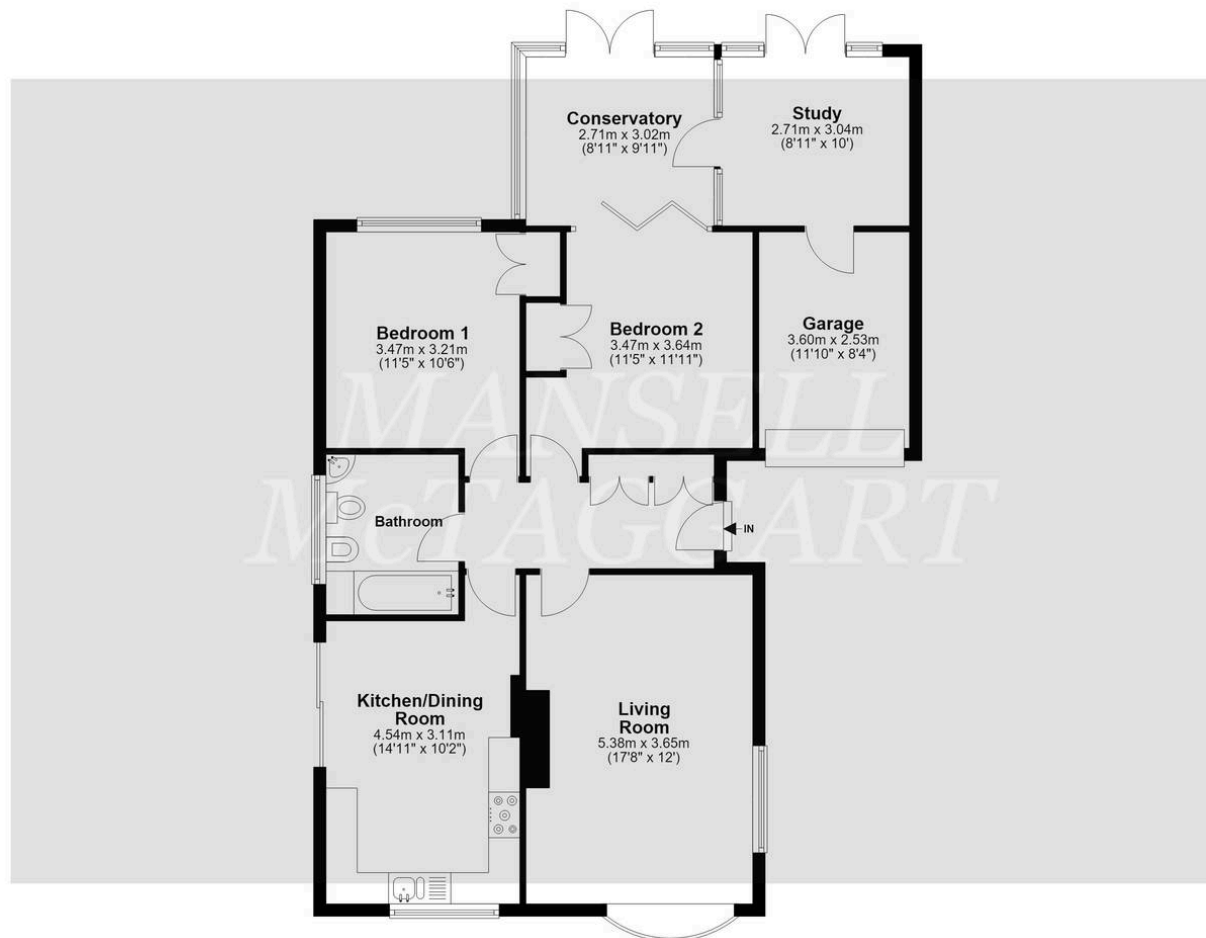
Externally, the property occupies a generous corner plot, providing a good degree of privacy. The gardens are predominantly laid to lawn with established planting, creating an attractive outdoor setting with scope for further landscaping if desired. A driveway provides off-road parking for multiple vehicles and leads to a garage, offering additional storage or secure parking.

The property has been fully refurbished with new kitchen and bathroom, as well as full re-plumbing and re-wiring, improved insulation, and underfloor heating throughout the principal living areas, ensuring year-round efficiency and comfort. The installation of solar panels with battery storage significantly enhances sustainability and reduces ongoing energy costs. Further improvements include a replaced roof and the addition of an A-rated boiler.



### Ground Floor

Approx. 100.3 sq. metres (1079.7 sq. feet)



Total area: approx. 100.3 sq. metres (1079.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne - RH10 3QJ

01342 717400

[copthorne@mansellmctaggart.co.uk](mailto:copthorne@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/copthorne/](http://www.mansellmctaggart.co.uk/branch/copthorne/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.