



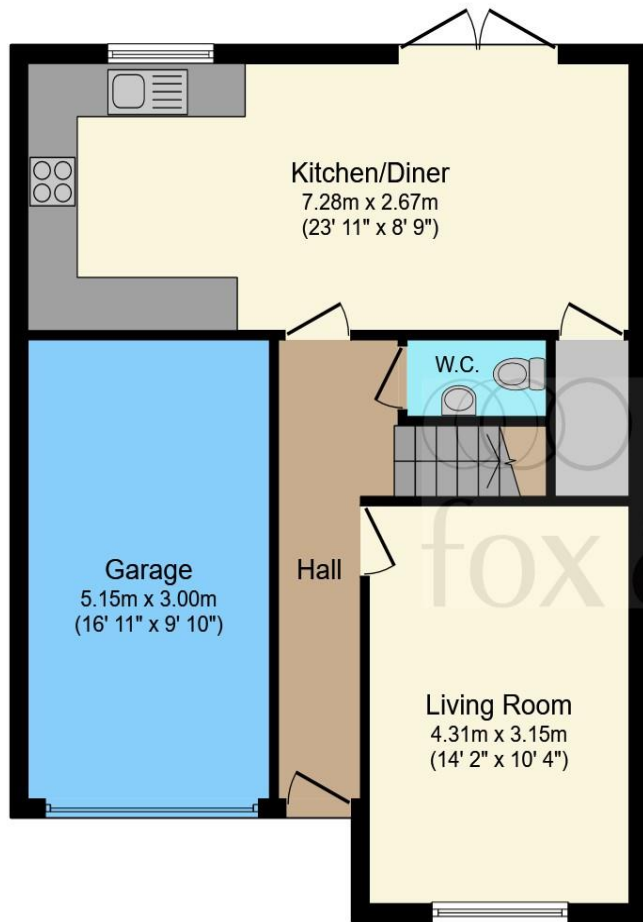
Wisteria Drive, Forge Wood Crawley RH10 3GX

welcome to

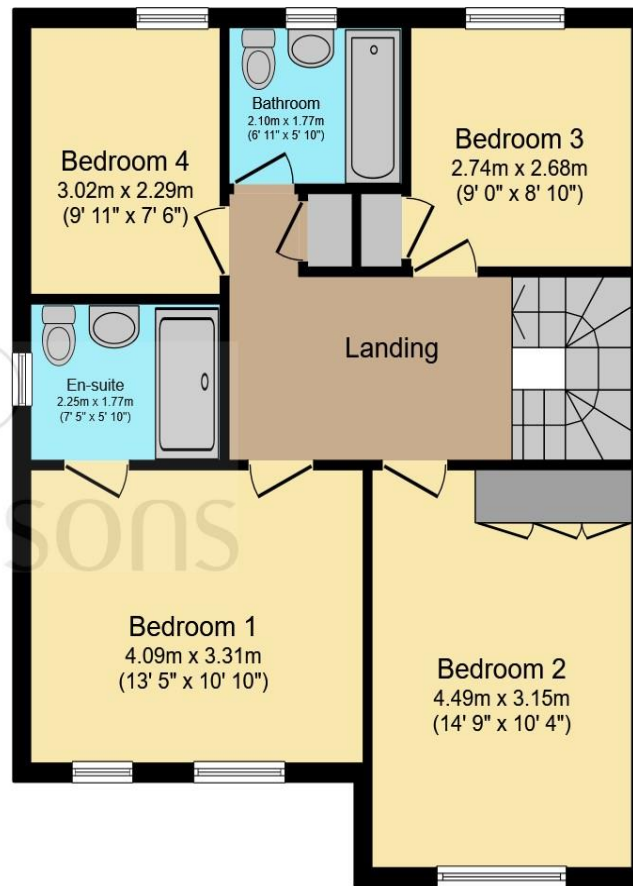
Wisteria Drive, Forge Wood Crawley

Fox & Sons are delighted to bring to the market this four-bedroom detached family home in Wisteria Drive, Crawley. The property features solar panels, off street parking for multiple cars, garage, spacious living areas, downstairs cloakroom, and en-suite to primary bedroom.





Ground Floor



First Floor

Total floor area 128.2 m² (1,380 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

welcome to

Wisteria Drive, Forge Wood Crawley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Four Bedroom Family Home
- Off Street Parking For Multiple Cars and Garage

Tenure: Freehold EPC Rating: B

guide price

£560,000

Property Description

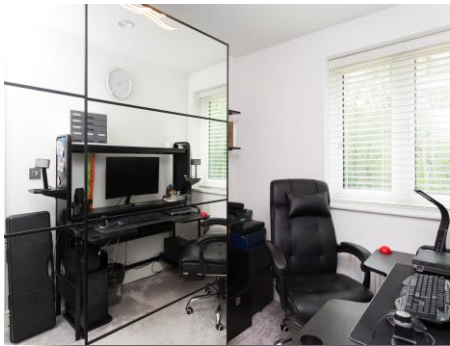
Fox & Sons are delighted to bring to the market this four-bedroom detached family home in Wisteria Drive, Crawley. The property features off street parking for multiple cars, garage, spacious living areas, downstairs cloakroom, and en-suite to primary bedroom.

The property in brief consists of an entrance hall which gives access to the first floor and ground floor rooms. The spacious living room is to the front of the property and benefits from lots of natural light. The downstairs cloakroom comprises of WC and wash hand basin.

At the back of the property there is a kitchen/diner. The modern kitchen comes with ample wall and base units with work surfaces over, integrated appliances and extractor fan. On the other side of the room is plenty of space for a large dining room and door to a storage cupboard.

Upstairs there is a landing with an airing cupboard. There is four very good-sized bedrooms with the primary benefiting from an en-suite comprising of, WC, wash hand basin and shower cubicle. The family bathroom is a WC, wash hand basin and bath.

Externally there is driveway for multiple cars and access to the garage at the front of the property. The rear garden is well maintained with a patio area which leads onto mainly laid to lawn.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110464



Property Ref:
CRA110464 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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