



West Avenue
Three Bridges, West Sussex RH10 1SJ

£425,000

Astons are delighted to offer to the market this much loved three bedroom family home, which is situated in the popular Three Bridges area of Crawley. The property has been well cared for over the years by the current owners and benefits from extended accommodation providing an enlarged kitchen/breakfast room and a conservatory. The house further benefits from a downstairs cloakroom, a refitted four piece bathroom suite, gas radiator heating, driveway, garage and a good sized rear garden with a southerly aspect.



Entrance Porch

Upvc double glazed front door, obscured double glazed windows to three sides, wood effect flooring, obscured double glazed door to:

Hallway

Radiator, wood effect flooring, under stairs cupboards stairs to the first floor, door to:



mixer tap and drainer, range style cooker with extractor hood above, dishwasher, fridge/freezer and washing machine, double glazed window to the rear, double glazed door to the garden, radiator.

Landing

Obscured double glazed window to the side, access to the loft space, doors to:



Bedroom Three

Double glazed window to the front, radiator.

Downstairs Cloakroom

White suite comprising a wc, hand basin with tiled splash backs, wood effect flooring, extractor fan obscured window.

Lounge

Double glazed sliding doors to the conservatory, fireplace with electric fire, radiator.

Dining Room

Bay double glazed window to the front, radiator, archway to:

Conservatory

Double glazed windows to two sides with high level double glazed windows to a third, brick base, double glazed french casement doors to the garden, laminate flooring.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a

Bedroom One

Double glazed window to the rear, radiator, built in wardrobes to one wall.

Bedroom Two

Double glazed window to the front, radiator.



Bathroom

Refitted white four piece suite comprising a corner shower cubicle with an Aqualisa mixer shower unit, panel enclosed bath with a mixer tap, hand basin with a mixer tap and units below, wc, part tiled walls, obscured double glazed window, wood effect flooring, heated towel rail.



To The Front

Driveway with parking for two cars leading to the garage, path to the front door.

Garage

With an up and over door, power and light.

Rear Garden

Paved patio area adjacent to the house, small decked area from the conservatory, path to the rear with lawned area to the side, plant and shrub dormers, fence enclosed, side access gate, greenhouse, wooden shed.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

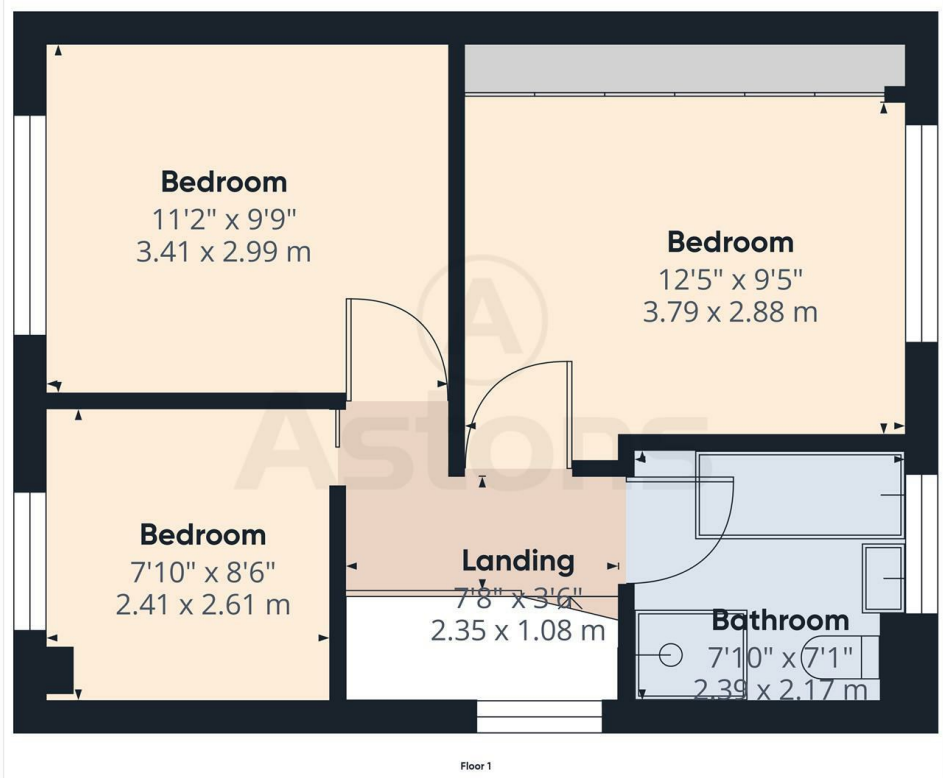


Approximate total area⁸⁸
733.73 ft²
68.17 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁸⁸
402.69 ft²
37.41 m²

Excluding balconies and terraces

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