



Ruston Close
Crawley, West Sussex RH10 7NW
£595,000

Astons are delighted to market this beautifully presented four bedroom detached family home in the highly desirable residential area of Maidenbower, situated within walking distance of local schools, amenities, parks and transport links, including Three Bridges mainline train station. Inside this wonderful property features a light and airy living room, a fitted kitchen/dining room, a fitted utility room and downstairs cloakroom, four excellent sized bedrooms with the master featuring a fitted en-suite, a refitted family bathroom and to the rear a private enclosed garden with side gate access. Additional benefits of this house include upvc double glazed windows, gas central heating a driveway to the front offering parking for two vehicles and a garage with integral access. Tenure Freehold, Council Tax Band 'F', EPC Rating 'D' (67).



Entrance Hallway

Front door, with stairs to first floor landing, radiator, coving, access to under stairs cupboard, doors to:



Living Room

Light and airy living room, comprising of double glazed windows to front aspect, radiator, coving, french doors to:



Kitchen/Dining Room

Fitted with a range of units at base and eye level, space, power and plumbing for dishwasher and fridge-freezer, integrated cooker with gas hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, roll top work surfaces, feature wall radiator, part tiled walls, tile effect vinyl floor, double glazed windows to rear aspect, double glazed french doors to rear garden, door to:



Utility Room

Utility comprising of stainless sink with mixer-tap and under counter unit, roll top work surface, wall mounted gas fire boiler, tile effect vinyl floor, part tiled walls, patio door to garden, doors to:



Downstairs Cloakroom

White suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, radiator, part tiled walls, tile effect vinyl floor, obscure double glazed window to rear aspect.



Landing

With access to airing cupboard, storage cupboard and loft space, doors to:

Bedroom One

Double glazed windows to front aspect, radiator, access to fitted wardrobe and in-built cupboard, door to:



En-Suite

White suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, extractor fan, part tiled walls.





Bedroom Two
Double glazed windows to front aspect, radiator, fitted wardrobe.



Bedroom Four
Double glazed window to rear aspect, radiator.



To The Rear
Patio area adjacent to property with outside tap, lawn garden with shed, fence enclosed with side gate access.



Bedroom Three
Double glazed window to rear aspect, radiator, fitted wardrobe.



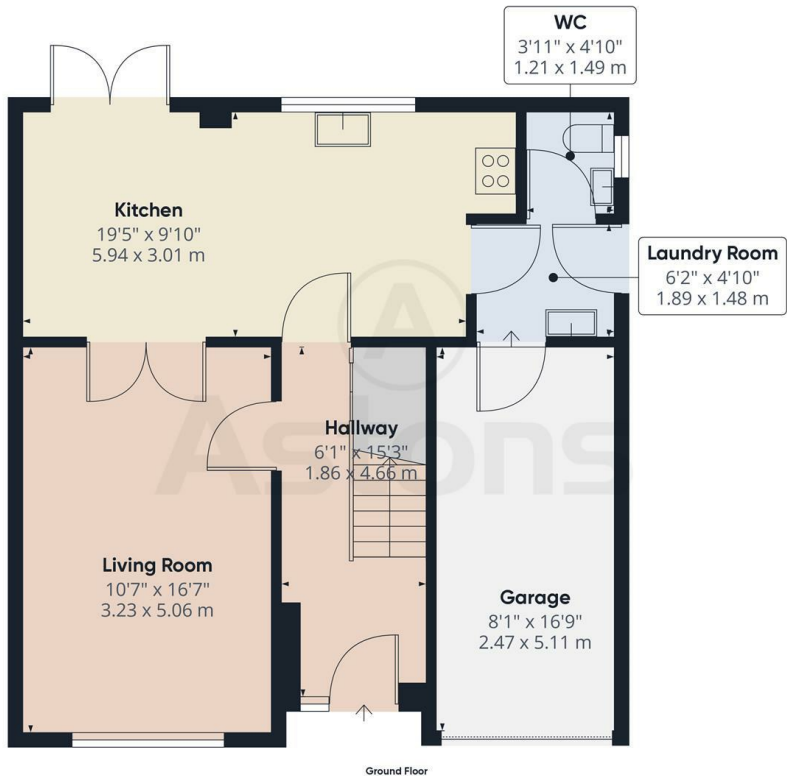
Bathroom
Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, enclosed bathtub with shower unit, heated towel rail, extractor fan, obscure double glazed window to rear aspect, tiled walls, tiled floor.



To The Front
Driveway offering parking for two vehicles, lawn front garden.

Garage
With up and over door, power and light, integral access from property.

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

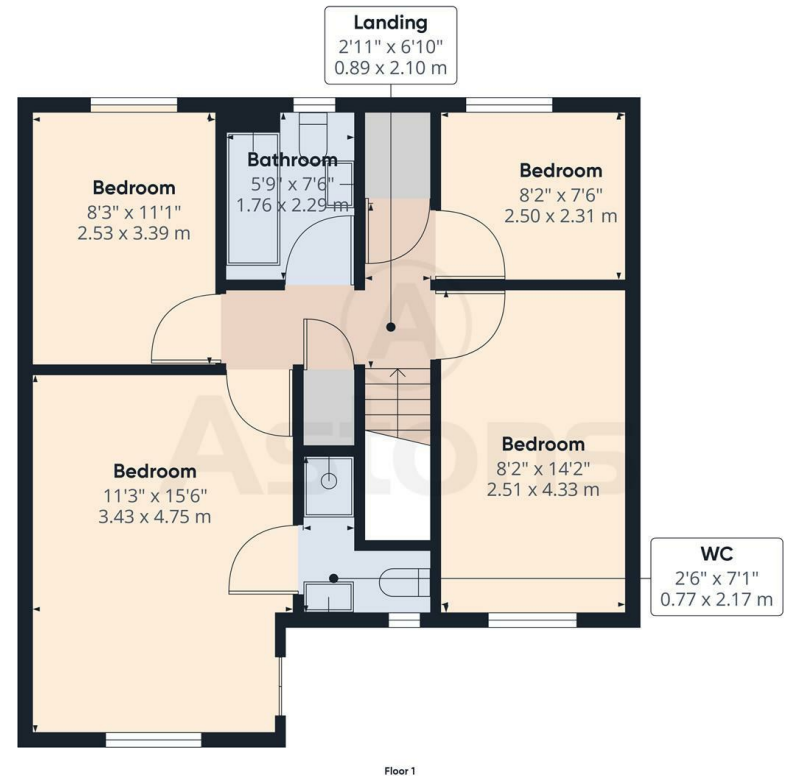


Approximate total area¹⁾
670.78 ft²
62.32 m²

(1) 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 area¹⁾
576.15 ft²
53.53 m²

(1) Excluding balconies and terraces

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