



Coney Close
Crawley, West Sussex RH11 7QA

Guide Price £355,000

*** Guide Price £355,000 - £365,000 *** No Onward Chain ***

Astons are delighted to market this charming three bedroom semi detached house, situated within the popular residential area of Langley Green, conveniently located within close proximity of local amenities, schools and transport links. Inside this property features a light and airy living room, a dining room, a fitted kitchen, three good sized bedrooms and a fitted bathroom suite. To the rear is a generously sized garden with side gate access, to the front is a driveway offering parking for one vehicle. This home is offered to market with no onward chain. Tenure Freehold, Council Tax Band 'D'.



Entrance Porch

Obscure double glazed patio front door, porch with ample space for coats and shoes, with door leading through to:

Hallway

With stairs to first floor landing, access to under stairs cupboard, radiator, doors to:



Living Room

Double glazed windows to front aspect, coving, radiator, door to:



Dining Room

Double glazed sliding patio door to rear garden, radiator, coving, door to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine 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, part tiled walls, tile effect vinyl floor, access to larder, double glazed window to rear aspect, obscure patio door providing access to rear garden.



Landing

With double glazed windows to side aspect, access to airing cupboard and loft space, doors to:

Bathroom

White three piece suite comprising of w/c, panel enclosed bathtub with shower unit, wash hand basin with pedestal, heated towel rail, extractor fan, part tiled walls, vinyl floor, obscure double glazed windows to rear and side aspect.





Bedroom One

Double glazed windows to front aspect, radiator.



Bedroom Three

Double glazed windows to front aspect, radiator.



To The Front

Driveway offering parking for one vehicle, lawn front garden, dwarf wall to borders.



Bedroom Two

Double glazed windows to rear aspect, radiator.



To The Rear

Patio area adjacent to property, lawn garden, fence enclosed with side gate access and brick storage 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.

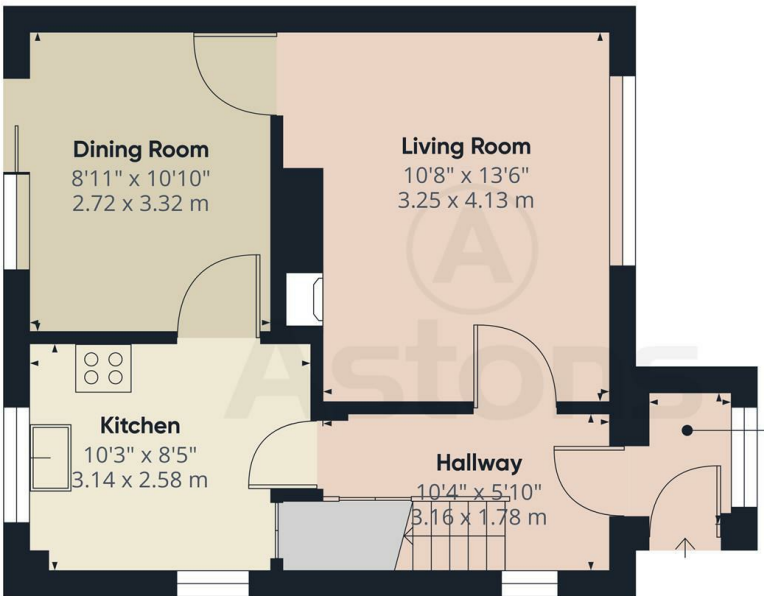
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



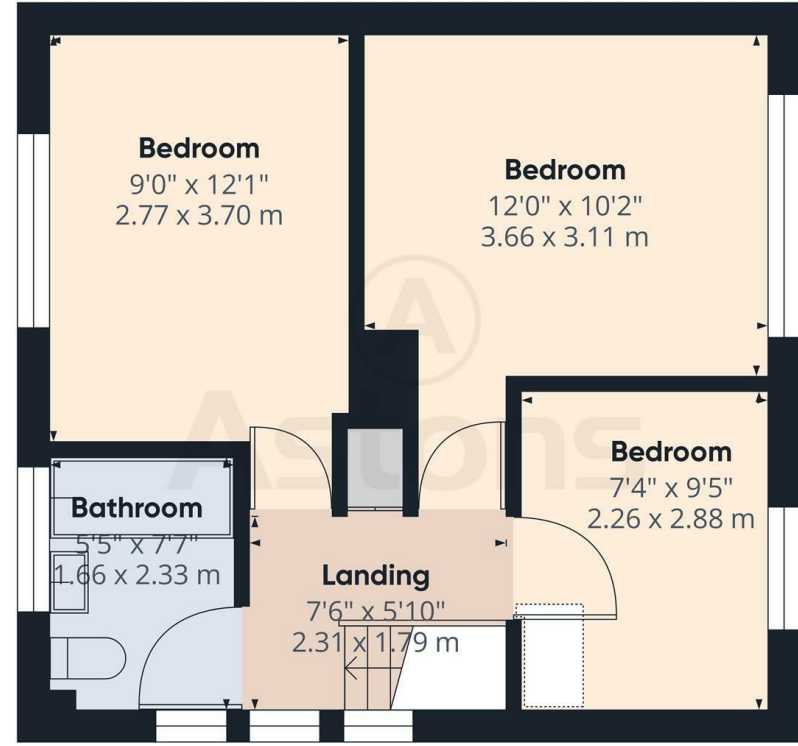
Ground Floor

Approximate total area⁽¹⁾
425.01 ft²
39.48 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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Floor 1

Approximate total area⁽¹⁾
384.83 ft²
35.75 m²

(1) Excluding balconies and terraces

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