



Burgh Close
Crawley, West Sussex RH10 3TS

Offers In The Region Of £475,000

Astons are delighted to market this superbly presented three bedroom detached house, located within a charming close in Pound Hill, situated within close proximity of local parks, transport links, amenities and schools. Inside this wonderful family home features a light and airy living room, a refitted kitchen, a downstairs cloakroom, a fitted utility room, a refitted bathroom and three excellent sized bedrooms. To the rear is a generously sized garden with side gate access, to the front is a driveway offering parking for two vehicles and access to garage. Additional benefits of this house include upvc double glazed windows and gas central heating. Tenure Freehold, Council Tax Band 'D'.



Entrance Porch

Replacement composite front door, wood effect laminate floor, coving, doors to:

Downstairs Cloakroom

Suite comprising of w/c, wash hand basin with splash back tiles, radiator, vinyl floor, obscure double glazed window to side aspect.



Hallway

Wood effect laminate floor, coving, stairs to first floor, doors to:



Utility Room

Fitted utility room comprising of units at base level, space, power and plumbing for washing machine and tumble dryer, stainless steel sink with mixer-tap and drainer, roll top work surfaces, radiator, tile effect vinyl floor.



Dining Room

Double glazed windows to front aspect, radiator, coving, wood effect laminate floor, french doors to:



Living Room

Double glazed sliding patio door to rear garden, wood effect laminate floor, radiator, coving, double glazed window to rear aspect, door to:



Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for dishwasher, fridge-freezer and cooker with stainless steel extractor hood, composite sink with drainer and stainless steel mixer-tap, work tops, tile effect vinyl floor, wall mounted gas fire boiler, part tiled walls, double glazed window to rear aspect, obscure double glazed patio door to side aspect.





Landing

Double glazed window to side aspect, access to airing cupboard and loft space, radiator, doors to:

Bedroom One

Double glazed windows to front aspect, radiator.



Bedroom Two

Double glazed windows to rear aspect, radiator, fitted wardrobe with sliding doors.



Bedroom Three

Double glazed window to front aspect, radiator.



Bathroom

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, obscure double glazed window to rear aspect, tile effect vinyl floor, fitted wall panels.



To The Rear

Composite decking area adjacent to property with additional patio area, outside tap, lawn garden, patio path to summerhouse, side gate access, fence enclosed with shrubs and flower beds to borders.

Garage

Up and over door, power and light.

To The Front

Driveway offering parking for two cars, lawn front garden.

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.

