



Green Lane  
Crawley, West Sussex RH10 8JP

**Guide Price £450,000**

\*\*\* Guide Price £450,000 - £475,000 \*\*\*

Astons are delighted to market this superb and much improved three bedroom semi detached house, located in the ever popular residential area of Northgate, situated within walking distance of schools, the town centre and train stations. Inside this extended property features a light and airy lounge, a refitted kitchen/dining room, a divine family room with feature log burner, three excellent sized bedrooms and a refitted bathroom. To the rear is a wonderful garden with a generous plot that offers scope for further extension subject to planning, to the front is a double driveway offering parking for two vehicles. Additional benefits of this family home include upvc double glazing, gas central heating and a double garage. Tenure Freehold, Council Tax Band 'D'.



#### Entrance Hallway

Obscure double glazed door opening to entrance hallway which features, wood effect laminate floor, stairs to first floor landing, radiator, coving, doors to:

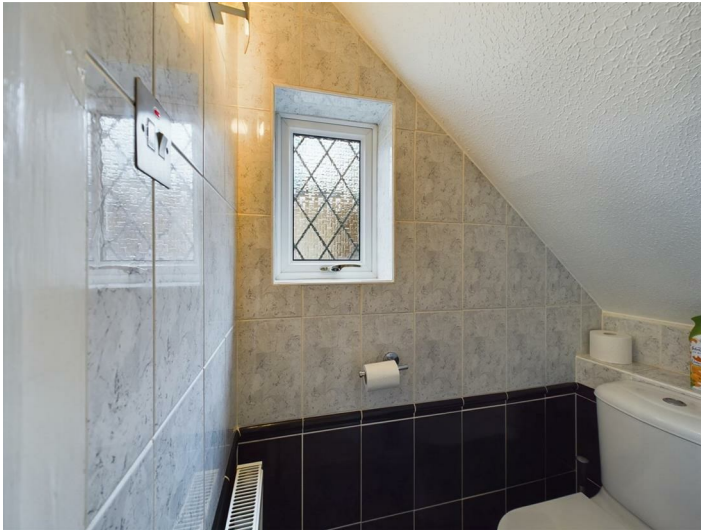
#### Lounge

Light and airy lounge featuring double glazed windows to front aspect, wood effect laminate floor, radiator, coving.



#### Downstairs Cloakroom

White suite comprising of low level w/c, radiator, obscure double glazed window to side aspect, radiator, tiled walls.



#### Kitchen/Dining Room

Opening plan fitted kitchen/dining room with a range of units at base and eye level, space, power and plumbing for washing machine, integrated cooker with electric hob and stainless steel extractor hood,

integrated fridge-freezer, stainless steel sink with mixer-tap and drainer, roll top work surfaces, wood effect laminate floor, radiator, tiled walls, double glazed window to rear aspect, obscure double glazed patio door to rear garden, opening to:



#### Family Room

Beautifully fitted conservatory/family room which comprises of wood effect laminate floor, bespoke wood burner, by-fold double glazed doors to rear garden.



#### Landing

With access to airing cupboard and loft, coving, doors to:

#### Bedroom One

Double glazed windows to front aspect, coving, radiator, access to in-built cupboard.



#### Bedroom Two

Double glazed windows to rear aspect, coving, radiator, access to in-built cupboard.

#### Bedroom Three

Double glazed window to front aspect, coving, radiator, wood effect laminate floor.

#### Shower-room

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower quadrant with shower unit, obscure double glazed window to rear aspect, heated towel rail.



#### To The Rear

Charming rear garden that is an important part of this property and features a patio area with is adjacent to the property and flows around the plot granting side access, lawn garden, with outside power point and tap, access to sheds/workshops, enclosed storage area with slate chippings, fence enclosed.



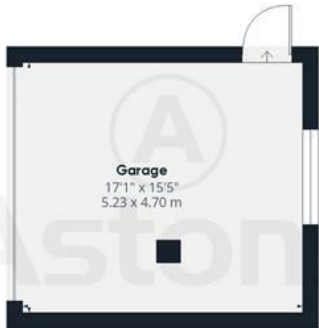




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>1)</sup>

1185.35 ft<sup>2</sup>

110.12 m<sup>2</sup>

