



Emerald Road
Crawley, West Sussex RH10 3FZ

£375,000

Astons are delighted to offer this beautifully presented, two double bedroom semi detached house, which was built in 2019 to the popular 'Hanbury' design, with five years remaining on the NHBC guarantee. The property is located within the popular Forgewood development on the east side of Crawley, and is close to transport links, local pub, excellent schools and Gatwick Airport. The house benefits from a downstairs cloakroom, kitchen/dining room with integrated appliances at the back of the property, a light and airy living room, en-suite to the main bedroom, rear garden with side gate access, and parking to the front for two cars. EPC rating B (83), Council Tax Band 'C', Tenure Freehold.



Entrance Hallway

Front door opening to entrance hallway which features wood effect laminate floor, radiator, stairs to first floor, door to:



Downstairs Cloakroom

White suite comprising of w/c, wash hand basin with mixer-tap, radiator, obscure double glazed window to front aspect, wood effect laminate floor.



Living Room

Light and airy living room which features double glazed windows to front aspect, access to under stairs storage cupboard, radiator, door to:



Kitchen/Dining Room

Fitted with a range of units at base and eye level, integrated appliances including fridge-freezer, washing machine, dishwasher, cooker with gas hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, radiator, wood effect laminate floor, double glazed window to rear aspect, double glazed french doors to rear garden.



Landing

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

Bathroom

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





Bedroom Two

With double glazed windows to rear aspect, radiator, access to in-built cupboard.



Bedroom One

With double glazed windows to front aspect, radiator, access to in-built wardrobe and cupboards.



En-Suite

White three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, heated towel rail, part tiled walls, tile effect vinyl floor, obscure double glazed window to front aspect.



To The Rear

Patio area adjacent to property with patio path leading to shed, additional decking area adjacent to property, outside tap and power point, lawn garden, side gate access, fence enclosed.



To The Front

With two allocated parking spaces located outside the front of the house.

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.

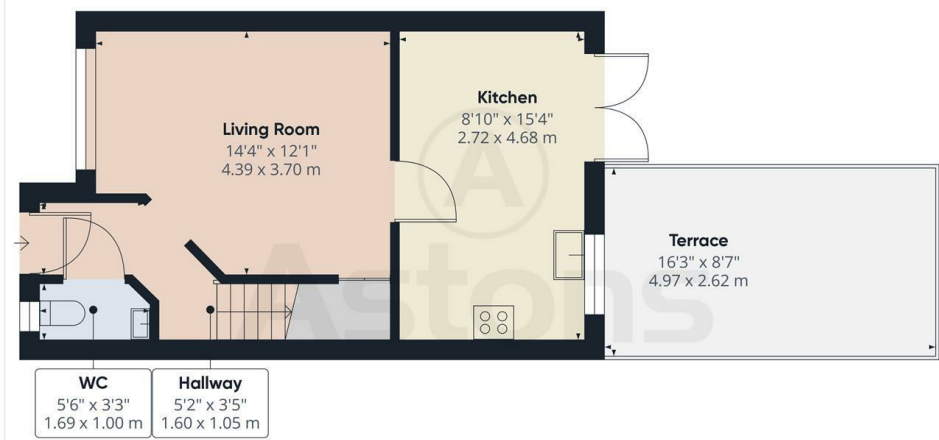
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



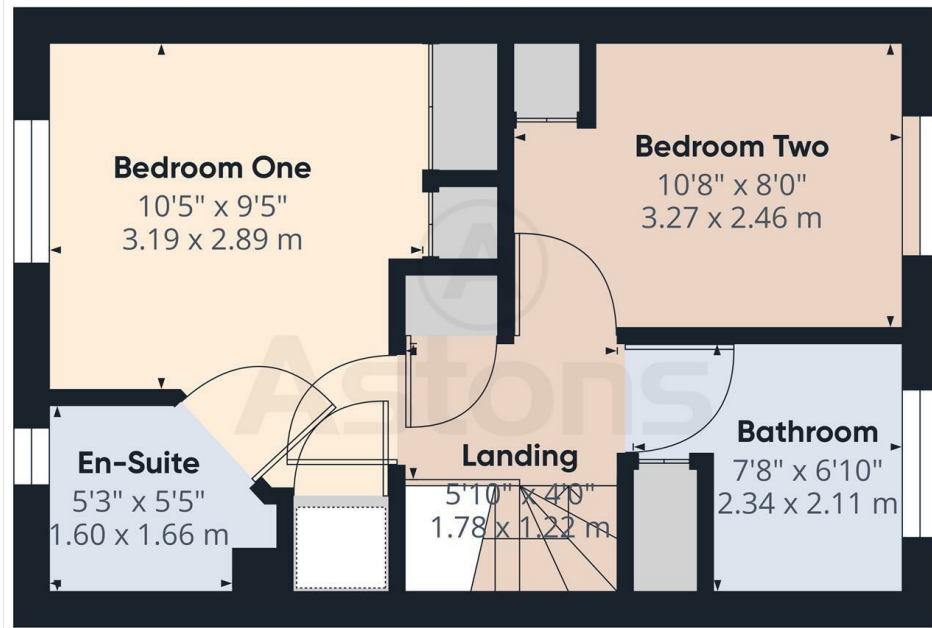
Approximate total area⁽¹⁾
381.64 ft²
35.46 m²

(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.

GIRAFFE 360

Ground Floor



Approximate total area⁽¹⁾
319.8 ft²
29.71 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

Floor 1

