



Forestfield
Crawley, West Sussex RH10 6PW

£385,000

Astons are delighted to offer to the market this very well presented and spacious three bedroom house, which is situated in the popular "Forestfield" conservation area, close to Tilgate golf course and forest. The property benefits from good sized and well planned accommodation including a kitchen/dining room, living room, additional reception room on the ground floor which could be used as an office or fourth bedroom, a downstairs cloakroom, and family bathroom on the first floor. Outside the property has a courtyard garden to the front and to the rear there is a level, enclosed garden with rear access.

The estate has a social club run by the residents and offers a good community spirit. The property is also ideally located close to Three Bridges mainline train station, well regarded local schools, M23 motorway and local amenities at the parade in Furnace Green.

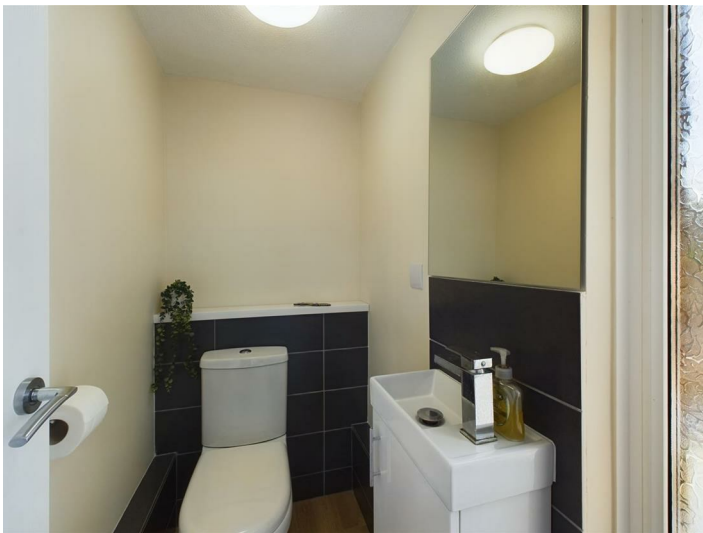


Hallway

Double glazed front door, large walk in utility cupboard with space for a tumble dryer, doors to:

Downstairs Cloakroom

Refitted white suite comprising a W.C, wash hand basin with tiled splash back and unit below, double glazed obscure window, wood effect laminate flooring.



Dining Room

Wood effect laminate flooring, radiator, double glazed sliding door to courtyard.



Kitchen

Refitted range of base and eye level units with work surfaces over, stainless steel inset sink with drainer and mixer tap, space for electric cooker with stainless steel splash back, space and power for fridge/freezer, space and plumbing for dishwasher, tiled flooring, double glazed patio door to rear garden, double glazed window to rear.



Living Room

Wood effect laminate flooring, radiator, double glazed sliding door to sunroom, coving.



Sunroom

Sliding doors to garden, tiled flooring.



Office/Bedroom Four

Wood effect laminate flooring, double glazed window to rear, storage cupboard, coving.



Landing

Sky light, multiple built-in wardrobes, doors to:



Bedroom One

Double glazed window to front aspect, built in wardrobes, radiator, coving.



Bedroom Two

Double glazed window to front aspect, radiator, coving.



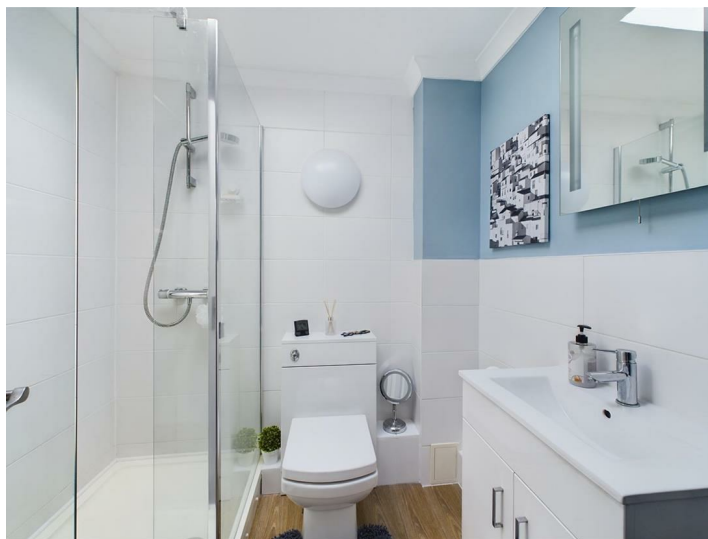
Bedroom Three

Double glazed window to front aspect, radiator, coving.



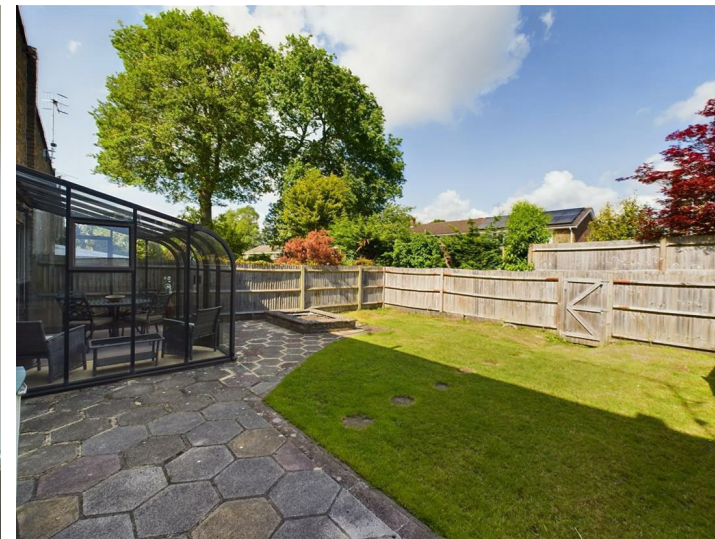
Shower Room

White suite comprising of shower cubicle with shower attachment and glass screen, w/c, hand basin with unit below, heated towel rail, part tiled walls, vinyl flooring, sky light.



Rear Garden

Paved patio adjacent to the house leading to a lawned area, rear access gate.



Garage

Located in a nearby block with an up and over door.

Estate Charge

There is an annual estate charge payable in relation to the upkeep of the communal areas of £400 per annum.

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.

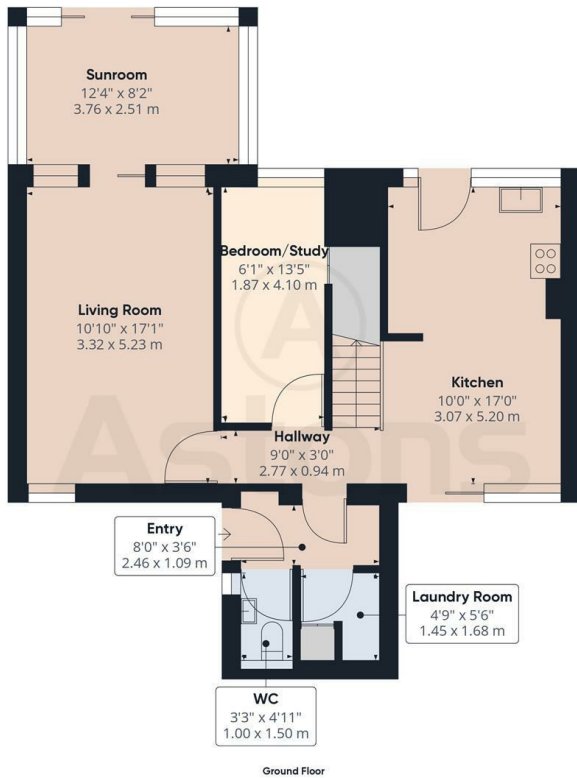
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.

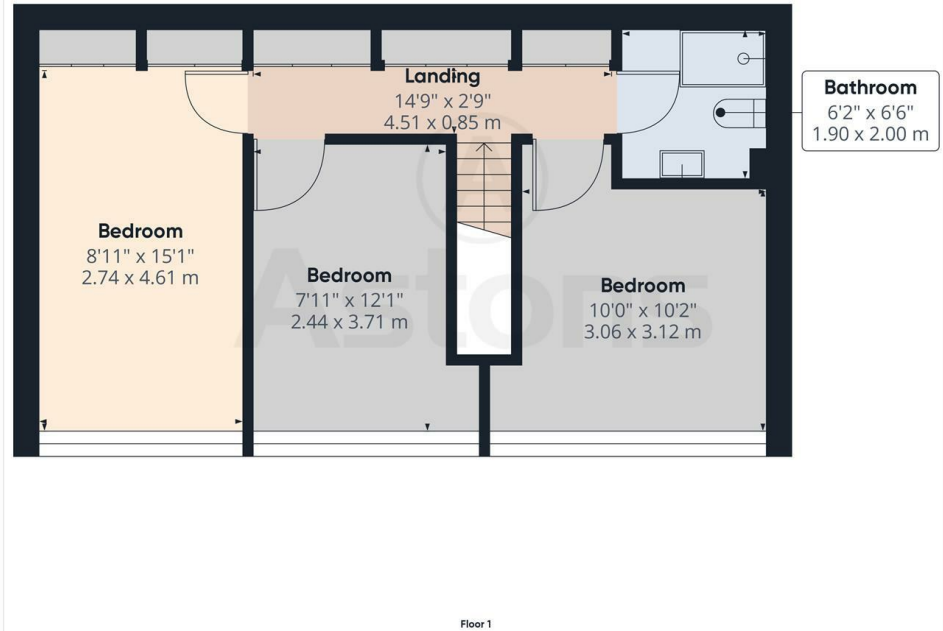


Approximate total area⁽¹⁾
693.56 ft²
64.43 m²

(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 area⁽¹⁾
470.29 ft²
43.69 m²

(1) Excluding balconies and terraces

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