



Sycamore Close  
Langley Green, West Sussex RH11 7NS

**£359,950**

Astons are pleased to offer to the market this extended three bedroom family home which is situated in a cul de sac location within the Langley Green area of Crawley. The property has been extended to the front and rear which provides an additional reception room and an enclosed entrance porch to the front offering space for coats and shoes and acting as a buffer before you enter the house. The house further benefits from double glazed windows, gas radiator heating, and front and rear gardens with rear access gate.



### Enclosed Entrance Porch

Double glazed front door with a double glazed window to the side, gas fired boiler, further double glazed door to:

### Hallway

Radiator, laminate wood flooring, under stairs storage area, door to:

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, space for a cooker, fridge/freezer, washing machine and dishwasher, tiled floor, double glazed window.

### Dining Room

Feature open fireplace with brick surround, wood flooring, coving, two radiators, open through to lounge and door to the rear lobby.

### Rear Lobby

Obscured double glazed door to the garden.

### Lounge

Double glazed window to the rear, double glazed door to the garden, coving.

### Landing

Double glazed window, access to the loft space, coving, doors to:

### Bedroom One

Double glazed window, radiator, built in cupboard.



### Bedroom Two

Double glazed window, radiator, coving.

### Bedroom Three

Double glazed window, radiator, coving.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap, shower attachment over and folding glass screen, pedestal hand basin, tiled walls, heated towel rail, obscured double glazed window.



### Separate WC

WC, obscured double glazed window.

### To The Front

Gated access with a path to the front door, lawned area to the side, hedge and fence enclosed.

### Rear Garden

Paved patio area adjacent to the rear and side of the house, lawned area, fence enclosed borders, brick built shed to the rear, stone chipped area, rear access gate.





### 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.

