



Wychwood Road
Furnace Green, West Sussex RH10 6GG

£575,000

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Astons are pleased to offer this well presented five bedroom detached family home built by Barratt homes in 2014 in the popular "Foundry Place" development. The property is ideally situated within close proximity to local schools, amenities, transport links and Crawley Town Centre being a short walk. The house benefits from good sized accommodation over two floors, including a spacious open plan kitchen/dining/living room, separate lounge, two bedrooms with en-suite shower rooms and three further bedrooms. Outside the property has a block paved driveway to the front leading to the garage, and a level, good sized rear garden with access to the playing fields to the rear.

Hallway

Front door, laminate flooring, coats cupboard, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap and tiled splashbacks, radiator, double glazed obscured window, tiled floor.

Lounge

Double glazed bay window to the front, laminate flooring, radiator, double part glazed doors to the kitchen.

Kitchen/Dining/Living Room

Range of base and eye level units with quartz work surfaces and breakfast bar, matching splashbacks, one and a half bowl stainless steel sink with a mixer, extendable tap and drainer, built in eye level oven, five ring gas hob with a stainless steel extractor hood above, integrated dishwasher and fridge/freezer, further space for an American style fridge/freezer, double glazed window, recessed downlighters. Dining Area with double glazed windows and double glazed French doors to the garden, laminate flooring, radiator open to: Living Area with laminate flooring, double glazed French doors to the garden, radiator.

Utility Room

Range of base level units to one wall with laminate work surfaces over and matching splashbaacks, one wall unit housing gas fired boiler, space for a washing machine, double glazed door to the side, radiator, extractor fan.

Landing

Access to the loft space, airing cupboard, radiator, digital "Wiser" thermostat, doors to:

Bedroom One

Two double glazed windows to the front, radiator, wood effect flooring, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, radiator, recessed down lighters, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator, door to:

En-Suite Shower Room

White suite comprising a large shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, radiator, recessed ceiling lights, extractor fan, part tiled walls, shaver point.

Bedroom Three

Double glazed velux window, radiator, laminate flooring.

Bedroom Four

Double glazed window to the rear, radiator.

Bedroom Five/Study

Double glazed window to the front, radiator, cupboard.

Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, radiator, shaver point, double glazed obscured window, extractor fan.

To The Front

Block paved driveway to the front with parking for two to three cars, lawned area to the side with a hedge border.

Garage

Up and over door, power and light.

Rear Garden

Shaped pave patio terrace adjacent to the rear of the house which leads onto a lawned area with

fence enclosed borders. There is a rear access gate leading to the playing fields at the rear and there is a side access gate to the front.

Estate Charge

There is an annual estate charge of approximately £300 to up keep the communal estate areas.

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.

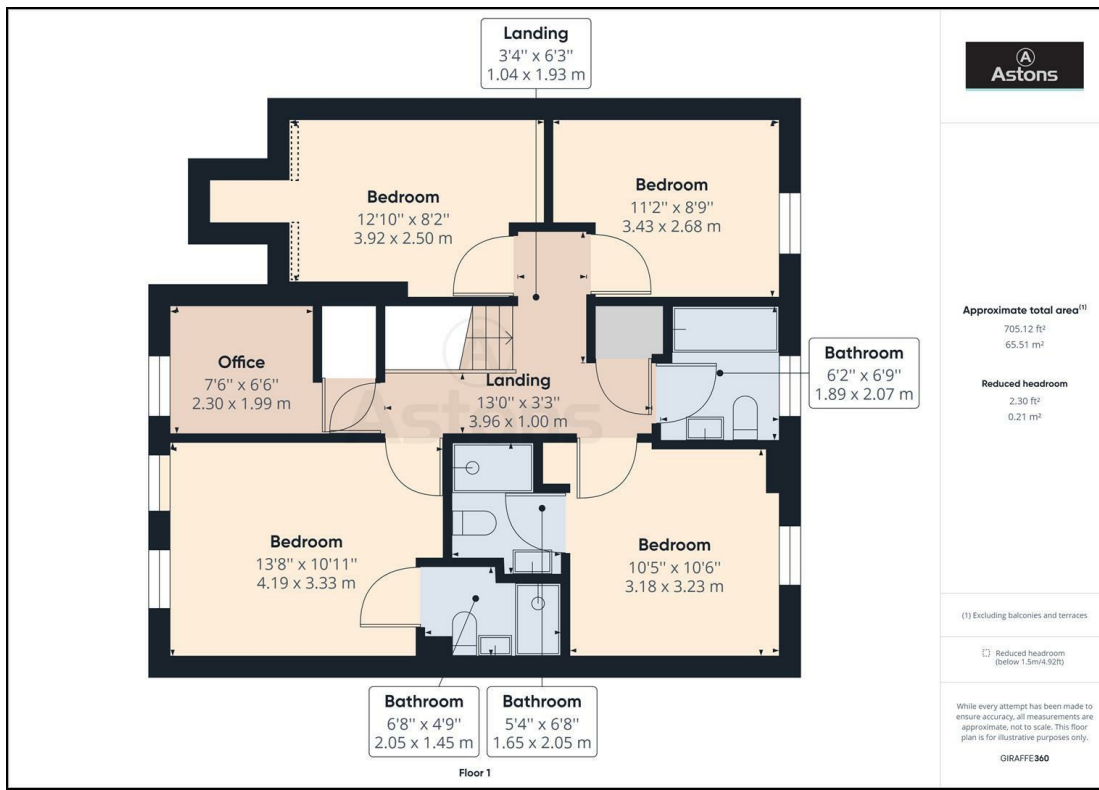
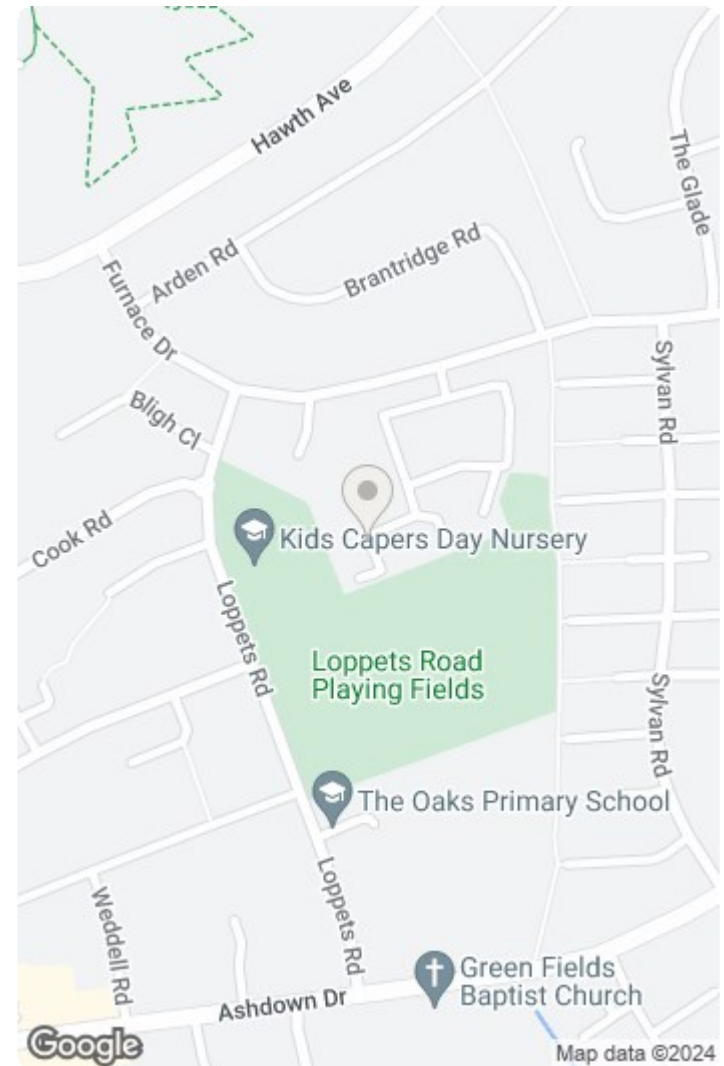
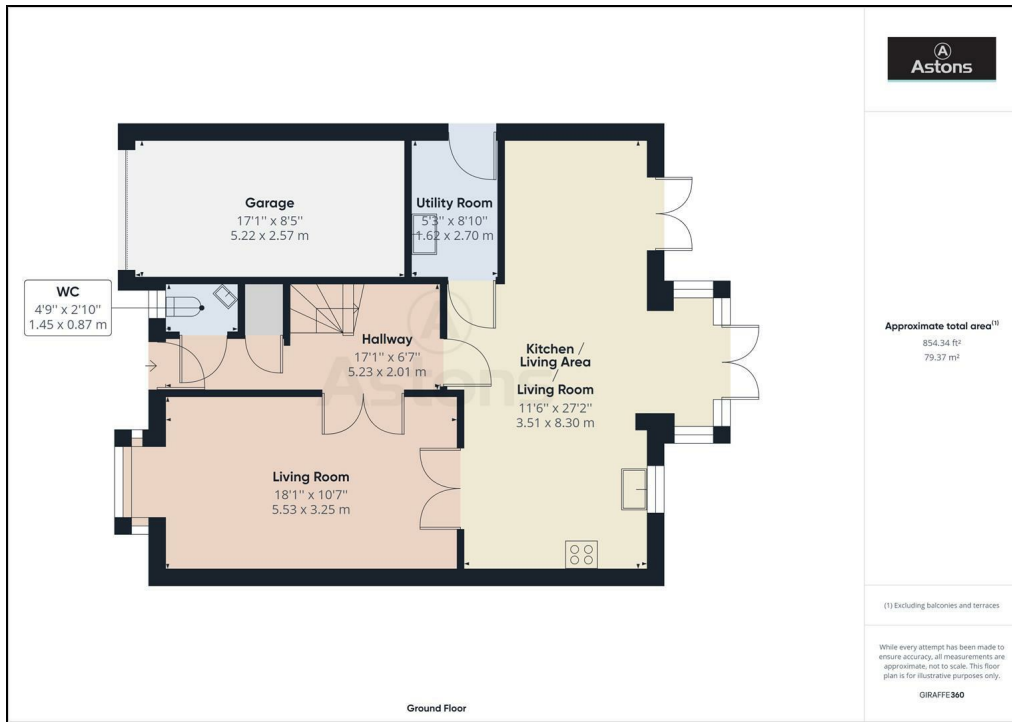
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
82 (94%) A			82 (94%) A		
74 (81%) B			81 (91%) B		
69 (80%) C			79 (80%) C		
62 (64%) D			75 (64%) D		
55 (54%) E			72 (54%) E		
49 (49%) F			67 (49%) F		
45 (40%) G			62 (40%) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

