



Lyon Close  
Crawley, West Sussex RH10 7NE

£380,000



Astons are delighted to market this stunning two bedroom end of terrace house, which is situated within the popular Maidenbower area. The house has been improved to a high standard by the current owners including refitting the kitchen, bathroom and en-suite. The property further benefits from two double bedrooms, replacement upvc double glazed windows, gas radiator heating and driveway for two cars. The local area offers easy access to Three Bridges train station, the M23 motorway, shops, amenities and well regarded local schools.



### Hallway

Composite front door, wood laminate flooring, radiator, stairs to first floor landing, door to;

### Lounge

Double glazed window to front aspect, wood laminate flooring, radiator, storage cupboard, door to;



### Kitchen/Diner

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer and tap, space for gas cooker with stainless steel extractor hood, space and plumbing for washing machine, space for fridge/freezer, double glazed window to rear, double glazed French doors to garden, tiled flooring, radiator.



### Landing

Loft access, doors to;

### Bedroom One

Double glazed window to front, fitted wardrobe, cupboard housing combi-boiler, wood laminate flooring, radiator, coving, door to;



### En-suite

White suite comprising of shower cubicle with waterfall shower, w/c, hand basin with unit below, obscured double glazed window to front, tiled flooring, tiled walls, heated towel rail.



### Bedroom Two

Double glazed window to rear, storage cupboard, wood laminate flooring, radiator, coving.









### Bathroom

White suite comprising of panel enclosed bath with waterfall shower and glass screen, w/c, hand basin with unit below, obscured double glazed window to rear, tiled flooring, tiled walls, heated towel rail.



### To The Rear

Decking leading to patio and lawned area, outside tap, side gate.



### To The Front

Driveway offering parking for two vehicles.



### 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 £200 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.

