



Crawley Lane  
Crawley, West Sussex RH10 7TQ

**£850,000**

## Crawley Lane, Crawley, West Sussex RH10 7TQ

Astons are delighted to market this substantial and extended six bedroom detached family home, situated within the wonderful residential area of Pound Hill, conveniently located within close proximity of Three Bridges mainline train station, local schools and amenities. Inside this superb property features a generously sized living room, two reception rooms, a dining room, a vast kitchen/breakfast room, a fitted bathroom and six bedrooms with two of the bedrooms boasting fitted en-suites. To the rear is a mature wrap round garden offering a tranquil feel, to the front is a charming front garden with stairs leading down to double garage and driveway.

### Entrance Hallway

Obscure composite front door opening to entrance hallway which features oak wood flooring, coving, radiator, stairs to first floor landing, doors to:

### Living Room

Generously sized living room which flows into two areas and features, oak wood flooring, double glazed windows to front aspect, coving, radiators, double glazed french doors opening to rear garden, opening to:

### Dining Room

Oak wood flooring, double glazed french doors to rear garden, coving, door to:

### Kitchen/Breakfast Room

Fitted with a range of units at base and eye level, space and power for range cooker, integrated fridge-freezer, butler sink with drainer and stainless steel mixer-tap, tiled floor, double glazed windows to rear aspect, obscure double glazed patio door opening to rear garden.

### Family Room

Double glazed windows to rear aspect, coving, radiator, oak wood flooring.

### Study

Double glazed windows to front aspect, coving, radiator, oak wood flooring.

### Downstairs Cloakroom

Fitted white suite comprising of w/c, wash hand basin with splash back tiles, heated towel rail, tiled floor, coving, obscure double glazed window to side aspect.

### Landing

Wood effect laminate flooring, coving, access to loft space, doors to:

### Bedroom One

Double glazed windows to front aspect, radiator, coving, access to in-built wardrobe, door to:

### En-Suite

White three piece fitted suite comprising of w/c, walk in shower with shower unit, wash hand basin, heated towel rail, extractor fan, tiled floor, tiled walls.

### Bedroom Two

Double glazed windows to front aspect, wood effect laminate flooring, coving, radiator, door to:

### En-Suite

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, tiled walls, obscure double glazed window to front aspect.

### Bedroom Three

Double glazed windows to front aspect, coving, radiator, wood effect laminate flooring.

### Bedroom Four

Double glazed windows to rear aspect, wood effect laminate flooring, radiator, coving, access to in-built wardrobe.

### Bedroom Five

Double glazed windows to rear aspect, coving, radiator, wood effect laminate flooring, access to in-built wardrobe.

### Bedroom Six

Double glazed windows to rear aspect, coving, radiator.

### Bathroom

White three piece fitted suite comprising of w/c, wash hand basin with mixer-tap and pedestal, double ended bath with mixer-tap and shower attachment, radiator, tiled floor, obscure double glazed window to side aspect.

### To The Rear

Mature and vast wrap round garden with patio and decked area's adjacent to property, lawn garden with range of flower beds, shrubs and hedges to boarders, fence enclosed with side gate access.

### To The Front

Double driveway with gate access opening to patio steps leading up to lawn front garden with a range of shrubs and hedges to boarders.

### Double Garage

With folding garage door, power and light.

### 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.





