



Jade Way  
Crawley, West Sussex RH10 3GG

**Guide Price £375,000**

\*\*\* Guide Price £375,000 - £385,000 \*\*\*

Astons are delighted to market this beautifully presented, two bedroom semi detached house; situated within the ever popular residential area of Forge Wood. Inside this much improved, classy home features a light and airy living room, a fitted kitchen/breakfast room with integrated appliances, a fitted downstairs cloakroom, two excellent sized bedrooms and a fitted bathroom. To the rear is a generously sized 'west facing' garden which has been upgraded by the current owners, to the front is a driveway offering parking for two vehicles.



### Hallway

Front door, wood effect tiled floor, coats cupboard, recessed down lighters, bespoke under stairs storage cupboards, stairs to the first floor, doors to:



### Downstairs Cloakroom

White suite comprising a wc with a concealed cister, hand basin with a mixer tap and unit below and tiled splash back, wood effect tiled floor, recessed down lighter, extractor fan, heated towel rail.



### Lounge

Double glazed window and door to the rear, radiator, media wall with recessed space for television and sound bar, wood effect tiled floor, recessed down lighters, feature panelled walls.



### Kitchen/Dining Room

Range of base and eye level units with work surfaces over ,

under unit lighting and matching splash backs, inset stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in eye level stainless steel oven, inset four ring gas hob with a stainless steel back plate and extractor hood above, integrated fridge/freezer, dishwasher and washing machine, radiator, double glazed window to the front, wood effect tiled floor, unit housing gas fired boiler, feature panelled walls.

### Landing

Access to the loft space, radiator, storage cupboard, doors to:



### Bedroom One

Two double glazed windows to the front, radiator, built in storage cupboard, part panelled feature wall.





### Bedroom Two

Two double glazed windows to the rear, radiator, built in wardrobe.



### To The Front

Driveway to the side with parking for two cars, path to the front door with artificial lawn area to the side and stone chipping border.



### 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.



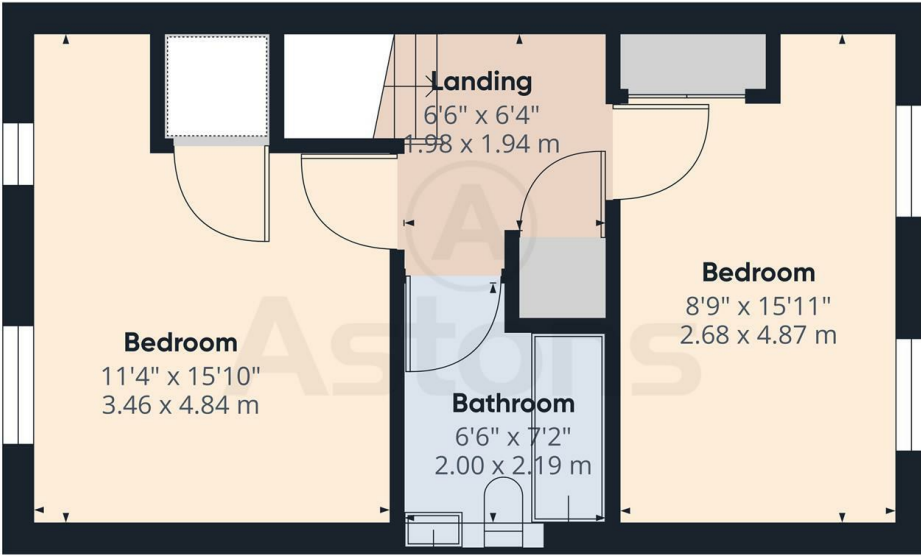
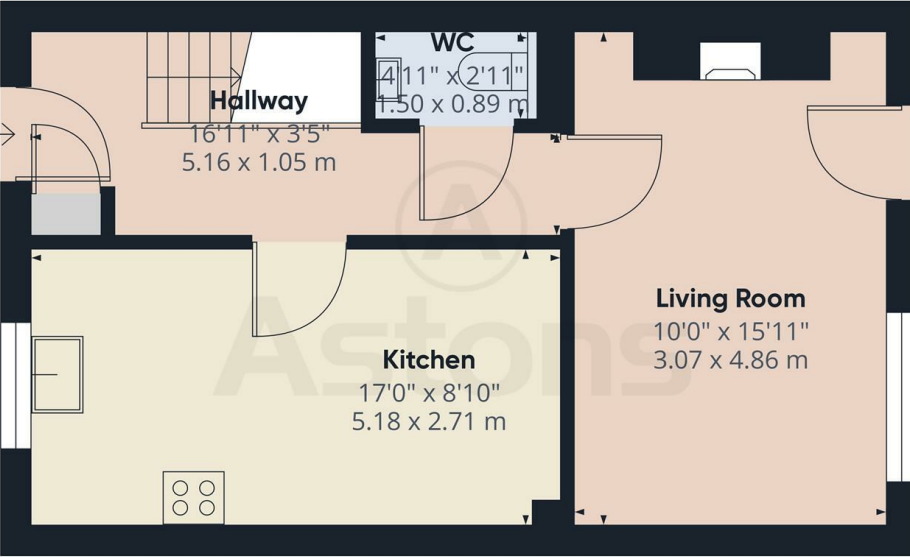
### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower unit above with a glass screen, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls and tiled floor, heated towel rail, recessed down lighters, extractor fan.



### Rear Garden

Paved patio terrace adjacent to the house leading to an artificial lawned area with raised planters bordering, further decked seating area to the rear, wooden shed, side access gate, fence enclosed.



Approximate total area<sup>1)</sup>  
408.38 ft<sup>2</sup>  
37.94 m<sup>2</sup>

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384.27 ft<sup>2</sup>  
35.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
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Ground Floor

Floor 1

