



West Avenue
Crawley, West Sussex RH10 1SJ

Guide Price £450,000

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*** Guide Price £450,000 - £475,000 ***

Astons are delighted to market this charming two bedroom detached bungalow, situated within the highly desired residential area of Three Bridges, conveniently located within close proximity of local transport links and amenities. Inside this well loved home features a light and airy lounge/dining room, two excellent sized bedrooms, a fitted kitchen, a fitted bathroom and a conservatory. To the rear is a substantial and mature garden with side gate access, to the front is a driveway and garage. Vendors suited.

Hallway

Front door opening to entrance hallway which features access to loft space, radiator, coving, doors to:

Living Room

With double glazed sliding door to conservatory, radiator, double glazed window to rear aspect, coving, opening to:

Dining Room

Double glazed windows to side aspect, radiator, coving.

Conservatory

Brick and upvc construction, double glazed french doors to rear garden, double glazed windows to rear aspect.

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, integrated fridge and freezer, integrated cooker with electric hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, roll top work surfaces, access to larder, part tiled walls, tile effect vinyl floor, coving, radiator, double glazed window to rear aspect, opening to:

Utility Room

Fitted with a range of units at base and eye level, stainless steel sink with mixer-tap, roll top work surfaces, part tiled walls, tile effect vinyl floor, double glazed window to rear aspect, coving.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, panel enclosed corner bathtub with mixer-tap and shower unit, heated towel rail, part tiled walls, tile effect vinyl floor, obscure double glazed windows to rear aspect.

Bedroom One

Double glazed bay window to front aspect, fitted wardrobe, radiator, coving.

Bedroom Two

Double glazed bay window to front aspect, radiator, coving.

To The Rear

Mature and substantial rear garden with patio area adjacent to property, range of shrubs, hedges and flower beds to borders, access to summer house, with patio and pebble path leading to vegetable patch and green house, fence enclosed with side gate access.

To The Front

With patio path leading to front door, hedges to borders with picket fence, driveway offering parking for one car.

Garage

With up and over door, power and light, double glazed window to rear aspect and double glazed patio door allowing access through to rear garden.

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.

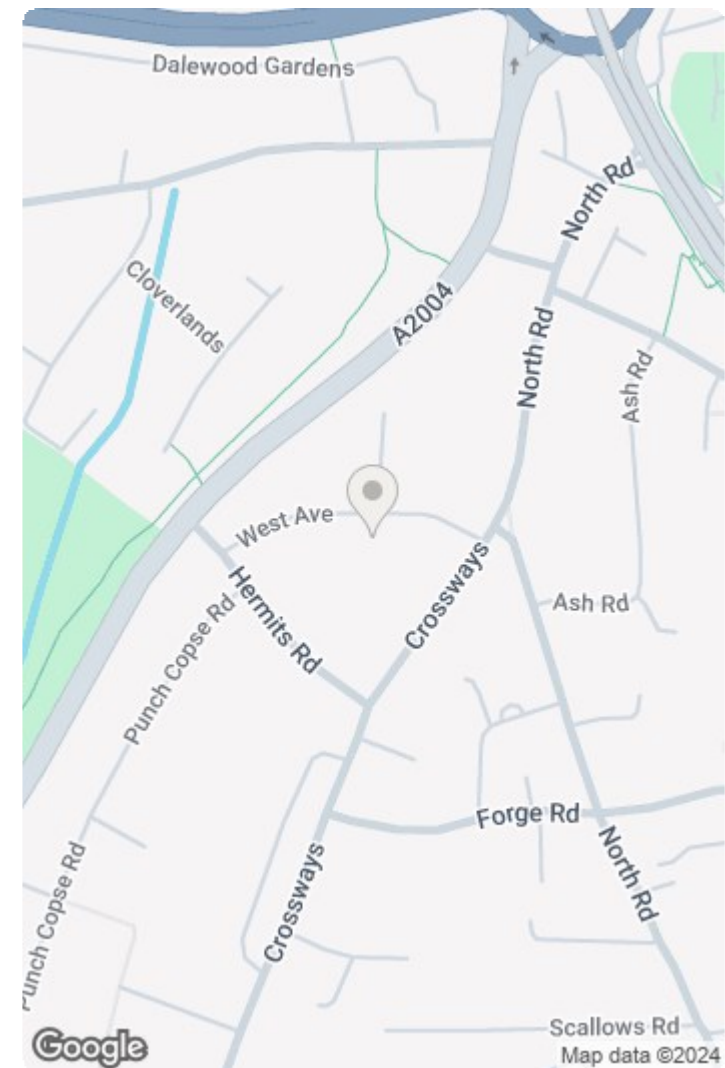
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		84	62
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

