

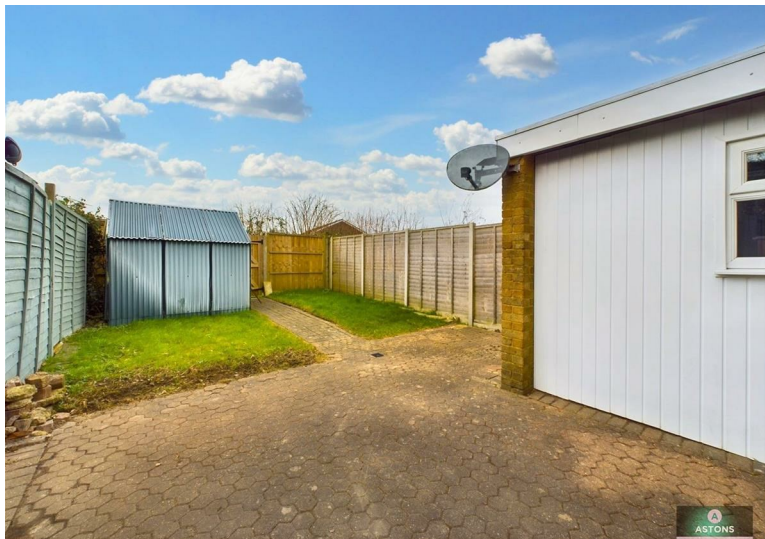


Cuckfield Close  
Crawley, West Sussex RH11 8UF

**Offers In Excess Of £330,000**



Astons are delighted to market this excellent three bedroom house, situated within the ever popular residential area of Bewbush, located within close proximity of bus stops, amenities and schools. Inside this well sized house features a fitted kitchen, a fitted downstairs cloakroom, a light and airy lounge/dining room, a study, three excellent sized bedrooms and a fitted bathroom, to the rear is a charming enclosed garden with rear gate access. This property is offered to market with no onward chain.



### Entrance Hallway

Front door opening to entrance hallway which features stairs to first floor landing, radiator, doors to:

### Downstairs Cloakroom

White suite comprising of w/c, radiator, wash hand basin with tiled splash back, obscure double glazed window to front aspect, tiled floor.

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, under counter fridge and freezer, integrated cooker, gas hob, stainless steel sink with mixer-tap and drainer, roll top worktops, wall mounted gas fire boiler, part tiled walls, tiled floor, radiator, double glazed windows to front aspect.

### Lounge/Dining Room

Double glazed French doors to rear garden, radiators, coving, access to under stairs cupboard, door to:

### Study

Double glazed window to rear aspect, radiator.

### Landing

Access to airing cupboard and loft space, coving, doors to:

### Bathroom

White three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub with mixer-tap, radiator, vinyl floor, coving, obscure double glazed window to front aspect.

### Bedroom One

Double glazed windows to rear aspect, coving, radiator.

### Bedroom Two

Double glazed windows to front aspect, radiator, coving.

### Bedroom Three

Double glazed window to rear aspect, radiator, coving.

### To The Rear

Patio area adjacent to property with patio path leading to rear gate access, lawn garden, fence enclosed.

### To The Front

Lawned area leading to path and communal parking, storage cupboard.

### 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.









