



Hawthorn Close  
Langley Green, RH11 7TL

**Guide Price £350,000**



\*\*\* Guide price £350,000- £365,000 \*\*\*

Astons are pleased to present this delightful end-terrace house to the market, which represents an excellent opportunity for families and first-time buyers alike. The property benefits from a refitted kitchen, which has been enlarged, and is now a kitchen/breakfast room. Further benefits include three well-proportioned bedrooms, a good sized and inviting living room and a modern white bathroom suite with a spa bath.

The property is situated in a cul de sac location and benefits from easy access to local amenities, schools, and parks, ensuring that everything you need is within reach.

With its appealing features and convenient location, it is sure to attract interest. Do not miss the chance to view this lovely home and envision the possibilities it holds for you and your family.



### Hallway

Part double glazed front door with obscured double glazed windows to two sides, radiator, wood effect flooring, stairs to the first floor, door to:

### Lounge

Double glazed window to the front and double glazed French casement doors to the garden, radiator, feature gas fire with mantel surround, door to:

### Kitchen/Breakfast Room

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset one and a half bowl ceramic sink with a mixer tap and drainer, built in stainless steel oven and five ring gas hob over and stainless steel extractor hood above, integrated dishwasher, Double glazed windows to the front and rear, double glazed door to the utility area, vertical radiator.

### Utility Area

Double glazed window and door to the garden, space and plumbing for a washing machine.

### Landing

Access to the loft space, doors to:

### Bedroom One

Double aspect double glazed windows, radiator, coving.



### Bedroom Two

Double glazed window to the front, radiator, built in wardrobe.



### Bedroom Three

Double glazed window to the rear, radiator.



### Bathroom

White suite comprising a panel enclosed spa bath with a mixer tap and shower attachment over with a fixed rainfall head and a separate hand held head, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, part tiled walls, obscured double glazed window. radiator, wood effect flooring.



### To The Front

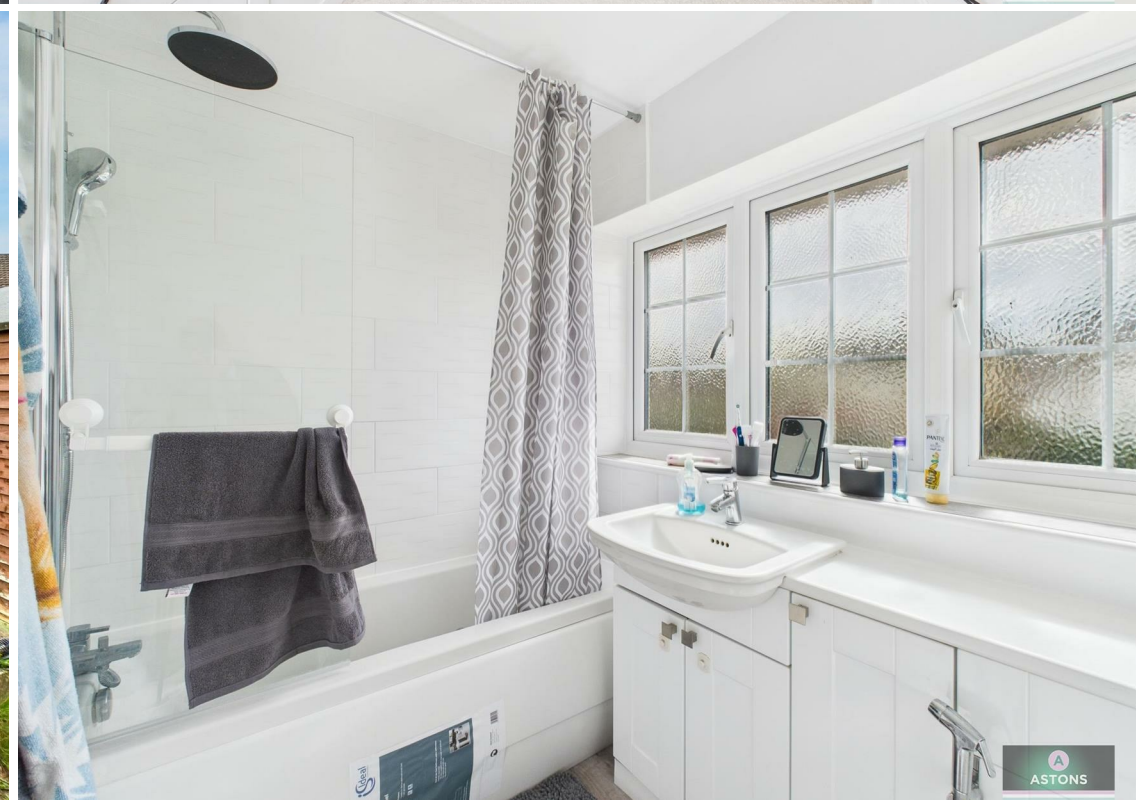
Dwarf wall boundary and gated access with a path to the front door, garden area to the side, gated access to the side.

### Rear Garden

Paved patio area adjacent to the house leading to a lawned area with plant and shrub borders, fence enclosed, wooden shed, side access to the front.











### Disclaimer

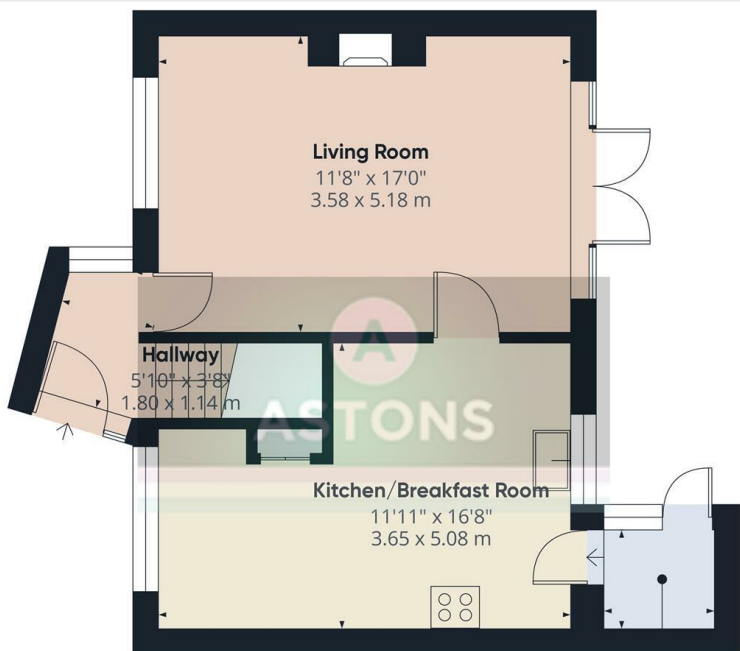
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.



Ground Floor

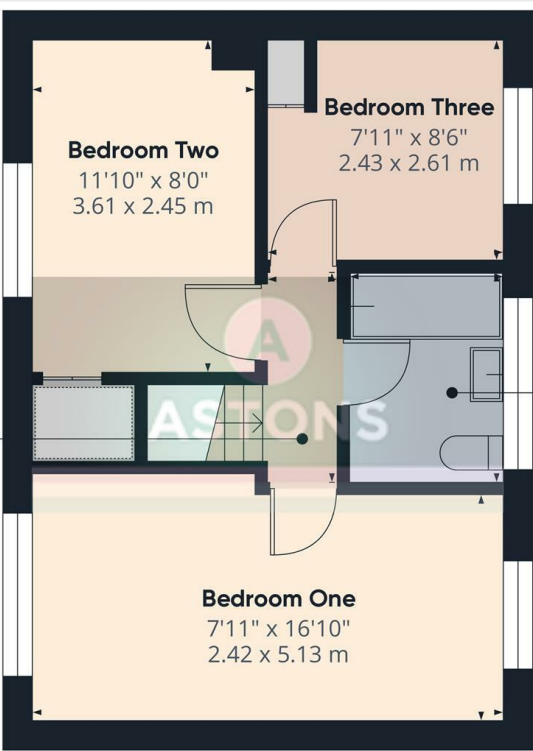


Approximate total area<sup>(1)</sup>  
445.31 ft<sup>2</sup>  
41.37 m<sup>2</sup>

(1) Excluding balconies and terraces.

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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Floor 1



Approximate total area<sup>(1)</sup>  
365.34 ft<sup>2</sup>  
33.94 m<sup>2</sup>

(1) Excluding balconies and terraces.

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