



Eridge Close
Crawley, West Sussex RH10 7BH

£389,950

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Astons are delighted to market this well presented three bedroom house situated within the ever popular residential area of Pound Hill, located within walking distance of local amenities, schools and transport links including Three Bridges train station. Inside this charming home features a light and airy living room, a refitted kitchen, a refitted downstairs shower-room, three good sized bedrooms and a refitted bathroom, to the rear is a private enclosed garden, to the front is a driveway which offers parking for two vehicles. Additional benefits of this property include upvc double glazed windows, gas central heating and solar panels with battery storage system. This house is offered to market with no onward chain.

Entrance Porch

Obscure double glazed front door opening to entrance porch which comprises of wood effect laminate flooring, access to under-stairs cupboard, door to:

Hallway

Wood effect laminate flooring, radiator, stairs to first floor, doors to:

Downstairs Shower-Room

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, tiled walls, tiled floor, obscure double glazed window to front aspect.

Kitchen

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

Living Room

Wood effect laminate flooring, radiator, coving, double glazed french doors to rear garden, door to:

Dining Room

Double glazed patio door to rear garden, double glazed window to rear aspect, radiator.

Landing

With access to airing cupboard and loft

space, double glazed window to front aspect, doors to:

Bedroom One

Double glazed windows to rear aspect, radiator.

Bedroom Two

Double glazed windows to rear aspect, radiator.

Bedroom Three

Double glazed window to front aspect, radiator.

Bathroom

Refitted three piece suite comprising of w/c, enclosed whirlpool bathtub with mixer-tap and shower unit, wash hand basin with mixer-tap and under counter units, heated towel rail, tiled walls, tiled floor, obscure double glazed window to front aspect.

To The Rear

Patio area adjacent to property with lawn garden, fence enclosed.

To The Front

Driveway offering parking for two vehicles.

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.





