



Cotton Walk
Broadfield, RH11 9SX

Offers In Excess Of £325,000

Astons are pleased to offer this delightful end terrace house to the market. The property offers a perfect blend of comfort and modern living. Spanning an impressive 1,087 square feet, the property boasts a spacious lounge and open plan kitchen/dining room; ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The family bathroom and downstairs cloakroom provide convenience and privacy, ensuring that morning routines run smoothly. Outside the property benefits from an enclosed garden with access to the rear driveway which provides parking for two cars in tandem.

The property is located close to local amenities and transport links including the Fastway bus route and junction 11 of the M23. Whether you are looking for a family home or a property with potential for investment, this house presents an excellent opportunity.

Do not miss the chance to make this lovely property your own.



Hallway

Obscured double glazed front door, radiator, under stairs cupboard, wood effect flooring, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc and hand basin with a unit below, part tiled walls, obscured double glazed window, wood effect flooring, radiator.



Lounge

Double glazed window to the front, radiator, wood effect flooring.

Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splash backs, inset one and a half bowl sink with a mixer tap and drainer, space for a range style cooker, American style fridge/freezer, washing machine and tumble dryer, double glazed window to the rear, wood effect flooring, gas fired Worcester boiler.

Rear Lobby

Double glazed window to the rear, double glazed door to the garden, tiled floor.

Landing

Access to the loft space, airing cupboard, doors to:



Bedroom One

Double glazed window to the front, radiator, wood effect flooring.

Bedroom Two

Double glazed window to the rear, radiator.



Bedroom Three

Double glazed window to the front, radiator, wood effect flooring.



Bathroom

Bathroom

White suite comprising a panel enclosed shower bath with fitted glass screen and mixer shower unit over, hand basin



with a mixer tap and vanity unit below, wc, part panelled walls, heated towel rail, tiled floor, obscured double glazed window.

To The Front

Picket fence and gated access with a path to the front door and garden areas to either side.

Rear Garden

The garden is on three levels and is paved with fence enclosed borders and a rear access gate to the driveway. There is a covered area to the side of the garden and storage shed. This area is under license from the council on an annual rent of £25PA. This has arrangement has been in place for approximately 23 years.



Parking

There is a driveway directly to the rear of the property with parking for two cars in tandem.



Garden License

There is an area of garden which is rented under license from Crawley Borough Council. This is currently rented at an annual rate of £25 and this arrangement has been in place since 2002.

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.

