



Lyon Close
Crawley, West Sussex RH10 7NE

Offers In Excess Of £350,000

Astons are delighted to market this two double bedroom house with en-suite to the master situated in Maidenbower. The accommodation includes an entrance hall, lounge, fitted kitchen/dining room, two bedrooms with an en-suite, and a family bathroom. The property further benefits from Upvc double glazing, gas heating to radiators, a fully enclosed rear garden, and allocated parking for two cars to the front. With local schools, parks, amenities and transport links, this two bedroom house is located in a thriving residential community.



Entrance Hall

Front door opening to entrance hall which comprises of vinyl floor, coving, stairs to first floor, door to:

Living Room

Double glazed windows to front aspect, coving, radiators, access to under-stairs cupboard, door to:



Landing

With access to loft space, doors to:

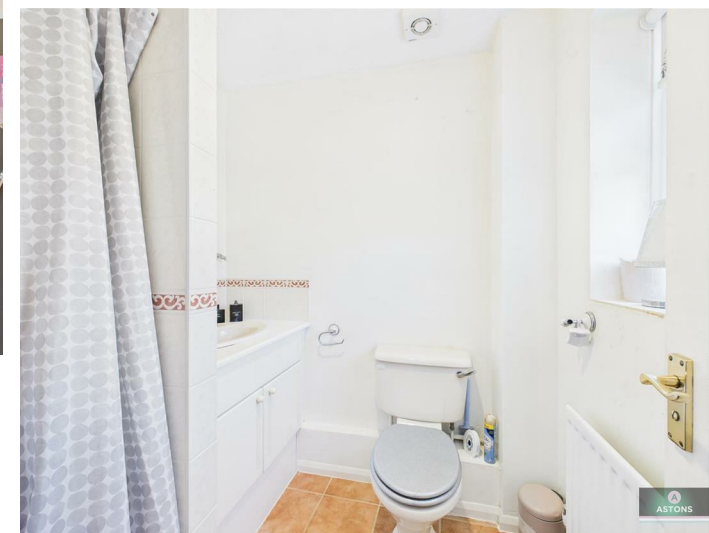
Bedroom One

Double glazed windows to front aspect, radiator, access to airing cupboard and in-built cupboard, door to:



En-Suite

Fitted suite comprising of w/c, wash hand basin with under counter units, walk in shower with shower unit, radiator, part tiled walls, tiled floor, obscure double glazed window to front aspect.



Bedroom Two

Double glazed windows to rear aspect, radiator, wood effect laminate flooring, access to in-built cupboard.





Bathroom

Fitted suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with mixer-tap, part tiled walls, tiled floor, radiator, obscure double glazed window to rear aspect.



To The Rear

Decking area adjacent to property with outside tap, lawn garden, fence enclosed.



To The Front

Allocated parking offering parking for two vehicles.



Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

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.

