



West Avenue  
Crawley, RH10 1SL

**£385,000**

## West Avenue, Crawley, RH10 1SL

Astons are delighted to market this three bedroom semi detached house, situated within the ever popular residential area of Three Bridges, Crawley. Inside this property features a fitted kitchen, a lounge flowing through to dining room, a fitted downstairs cloakroom, three good sized bedrooms and a fitted bathroom. To the rear is an enclosed garden with side gate access, to the front this property features a driveway offering parking for two vehicles and a garage. This house is offered to market with no onward chain.

### Entrance Porch

With double glazed windows, vinyl floor, door to:

### Hallway

Coving, radiator, access to under-stairs cupboard, stairs to first floor, doors to:

### Downstairs Cloakroom

Fitted with w/c, wash hand basin with splash back tiles, radiator.

### Living Room

Double glazed windows to front aspect, radiator, coving, opening to:

### Dining Room

Coving, double glazed sliding patio door to:

### Sun Room

With sliding glazed doors opening to rear garden.

### Kitchen

Fitted with units at base and eye level, space, power and plumbing for washing machine and under counter fridge, integrated cooker, sink with mixer-tap and drainer, tiled walls, vinyl floor, double glazed window to rear aspect, obscure double glazed patio door to side aspect.

### Landing

Double glazed window to side aspect, coving, with access to loft space, doors to:

### Bedroom One

Double glazed windows to rear aspect, fitted wardrobes, radiator.

### Bedroom Two

Double glazed windows to front aspect, radiator, access to fitted wardrobe.

### Bedroom Three

Double glazed window to front aspect, radiator, coving.

### Bathroom

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

### To The Rear

Patio garden with a large range of shrubs and hedges to borders, side gate access.

### To The Front

Driveway offering parking for up to two vehicles, lawn front garden, dwarf wall to the front.

### Garage

With power and light, front and side access.

### 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.

### Disclaimer

**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***





