



Charlwood Walk  
Crawley, West Sussex RH11 7LH

**£380,000**

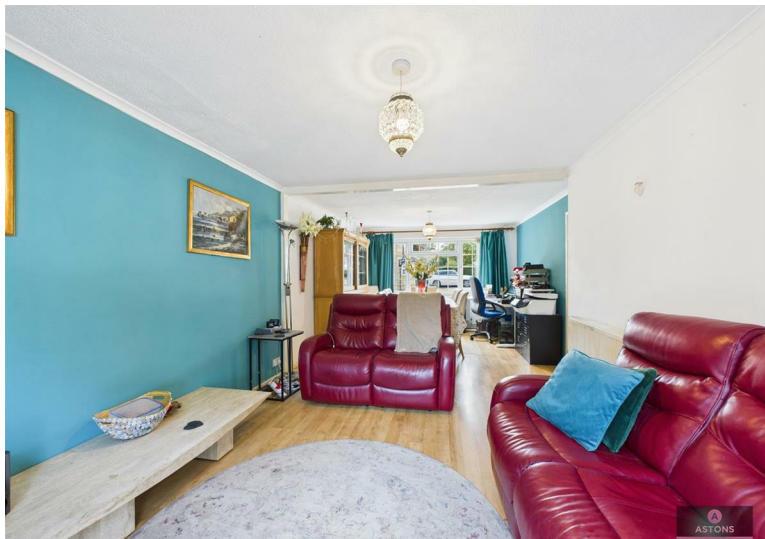


Astons are pleased to offer this semi-detached house on Charlwood Walk, to the market. The property requires updating and is positioned at the head of the close backing onto open land to the rear.

The house offers three well-proportioned bedrooms and benefits from an open-plan living/dining room, a downstairs shower room and further family bathroom on the first floor. The property further benefits from upvc double glazed windows and gas radiator heating.

Outside the property has a driveway to the front which offers parking for two to three cars and ;leads to the detached single garage with electric roll over door. To the rear there is a level, enclosed garden with fenced borders and backing onto open land- ideal for dog walkers.

In summary, this semi-detached house on Charlwood Walk is a wonderful opportunity for anyone looking to put their own mark on a property and create a lovely family home. The property is being offered with no onward chain.





### Hallway

Double glazed upvc front door, radiator, wood effect flooring, double glazed window to the side, under stairs cupboard, stairs to the first floor, doors to:

### Downstairs Shower Room

Wet room with walk in shower with a mixer shower unit, pedestal hand basin, wc, heated towel rail, tiled floor, part tiled walls, obscured double glazed window, extractor fan.

### Living/Dining Room

Double glazed window to the front, double glazed patio doors to the garden, two radiators, wood effect flooring, coving.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, space for a cooker, fridge/freezer, dishwasher and washing machine, larder cupboard, tiled floor, gas fired boiler, radiator, double glazed window to the rear and double glazed door to the side.

### Landing

Double glazed window to the side, access to the loft space, doors to:

### Bedroom One

Double glazed window to the rear, built in wardrobes to one wall with sliding mirror fronted doors, radiator.



### Bedroom Two

Double glazed window to the front, radiator, fitted wardrobes to one wall.



### Bedroom Three

Double glazed window to the front, radiator.



### Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and vanity unit below, tiled walls, obscured double glazed window, radiator.

### To The Front

The property has a driveway to the side which offers parking for two to three cars in tandem with gated access leading to the garage, to the front there is a lawned area and a block paved path to the front door

### Detached Garage

With an electric roll over door, power and light.

### Rear Garden

Decked seating area adjacent to the house leading to a lawned area with fence enclosed borders, wooden shed to the rear.



### Anti Money Laundering

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### 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.

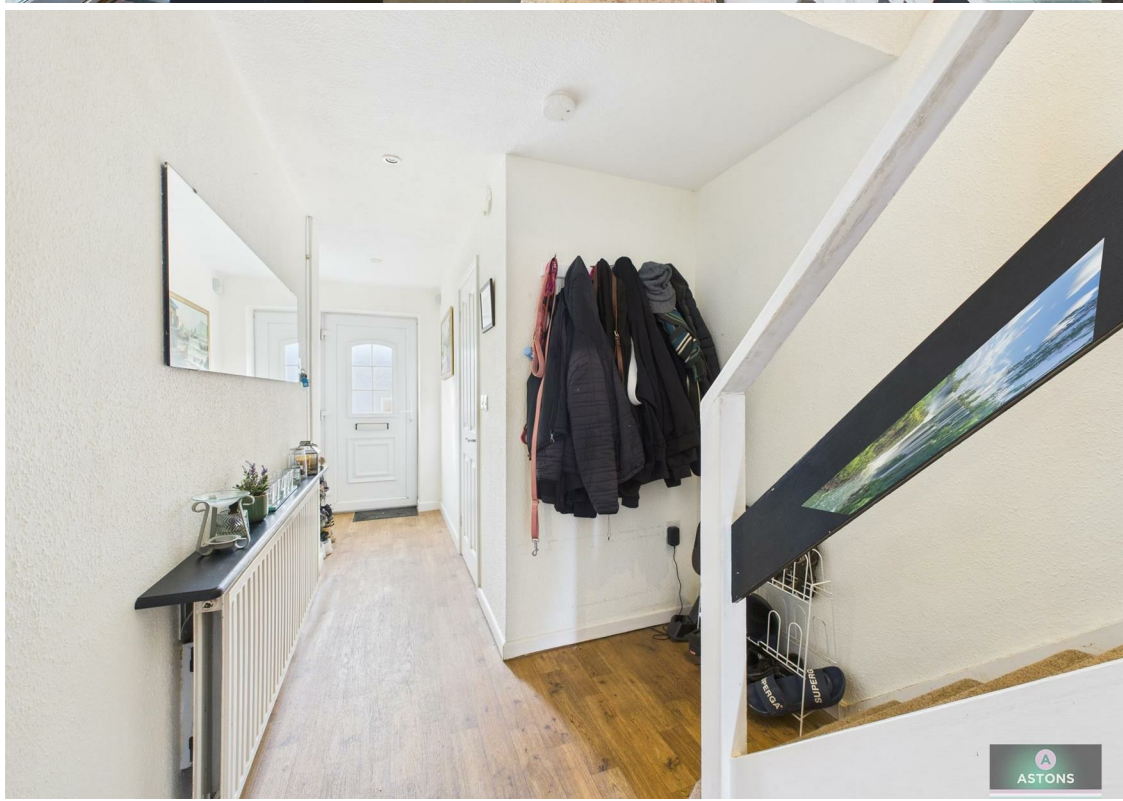
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Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







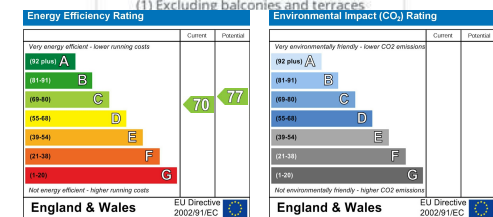






Approximate total area<sup>(1)</sup>  
1185 ft<sup>2</sup>  
110 m<sup>2</sup>

(1) Excluding balconies and terraces



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2