



Springfield Road  
Crawley, West Sussex RH11 8AH  
**£425,000**

Astons are delighted to market this incredibly well presented, four bedroom end of terrace townhouse, located within close proximity of Crawley town centre, local amenities and transport links, including Crawley station. Inside this home features a light and airy living room, a fitted kitchen, four excellent sized bedrooms, a fitted bathroom and two additional cloakrooms, to the rear is a generously sized garden with side gate access. Additional benefits of this property include upvc double glazing, gas central heating, a garage with power and light and a driveway offering parking for two vehicles. Tenure Freehold, EPC Rating D (67), Council Tax Band D.



## Entrance Hallway

Front door, tiled floor, radiator, stairs to first floor landing, access to under-stairs cupboard, doors to:

## Downstairs Cloakroom

White suite comprising of low level w.c, wash hand basin with mixer-tap and under counter unit, obscure double glazed window to front aspect, radiator, tiled floor, tiled walls.



## Kitchen/Breakfast Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer, dishwasher and range oven, sink with mixer-tap and drainer, roll top work surfaces, extractor fan fitted over cooker, part tiled walls, tiled floor, radiator, coving, double glazed window to rear aspect, sliding patio door to rear garden.



## Bedroom Three

Double glazed windows to rear aspect, coving, radiator, wood effect laminate flooring.

## Second Floor Landing

With access to airing cupboard, loft space, double glazed window to rear aspect, radiator, doors to:



### Bedroom One

Double glazed windows to front aspect, coving, radiator, wood effect laminate flooring.



### Bedroom Two

Double glazed windows to rear aspect, wood effect laminate flooring, coving, radiator.



### Bedroom Four

Double glazed windows to front aspect, coving, radiator, wood effect laminate flooring.



### Bathroom

White three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap and shower unit, radiator, tiled walls, tiled floor, extractor fan, obscure double glazed window to rear aspect.



### To The Rear

Patio area adjacent to property, side gate access, lawn

garden with range of shrubs and hedges to boarders, fence enclosed.



### Garage

With up and over door, power and light.

### 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 £150 per transaction

- Open Convey panel £150 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	EU Directive 2002/91/EC