ASTONS

Cornwell Avenue
Crawley, West Sussex RH10 3SJ

Offers In Excess Of £440,000

Astons are delighted to market this beautifully presented three bedroom semi detached house, situated within the popular residential development of Forge Wood. Inside this wonderful home features a light and airy living room, a fitted downstairs cloakroom, a fitted kitchen/dining room, a fitted utility room, a fitted bathroom, three excellent sized bedrooms with the master boasting a fitted en-suite, to the rear is a private enclosed garden with side gate access. Additional benefits of this great property include upvc double glazed windows gas central heating, a driveway offering parking for two vehicles and a garage. Built in 2020, the property has the remainder of the NHBC warranty.

Entrance Hallway
Front door opening to entrance hallway which comprises of stairs to first floor, radiator, access to understairs cupboard, doors to:

Living Room
Light and airy room with double glazed windows to front aspect, radiator.

Downstairs Toilet
Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, radiator, part tiled walls.

Kitchen/Dining Room
Fitted with a range of units at base and eye level, space and power for fridge-freezer, integrated dishwasher and cooker with induction hob, stainless steel sink with mixer-tap and drainer, radiator, double glazed windows to rear aspect, double glazed french doors to rear garden.

Utility Room
Fitted with units at base and eye level, space, power and plumbing for washing machine, wall mounted gas fire boiler, obscure double glazed patio door to side access.

Landing
With access to storage cupboard and loft space, doors to:

Bedroom One
With double glazed windows to front aspect, radiator, access to in-built wardrobe, door to:

En-Suite
Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, heated towel rail, part tiled walls, obscure double glazed window to front aspect.

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Bedroom Two
With double glazed windows to rear aspect, radiator, access to in-built wardrobe.

Bedroom Three
With double glazed windows to rear aspect, radiator.

Bathroom
Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap, heated towel rail, part tiled walls, obscure double glazed window to side aspect.

To The Rear
Patio area adjacent to property, outside tap and power-point, lawn garden, fence enclosed with side gate access.

Garage
Up and over door with power and light.

To The Front
Patio path leading to front door, lawn garden.

Estate Charge
There is an annual estate charge of £405.00

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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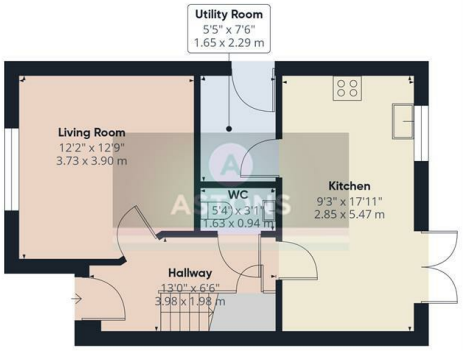
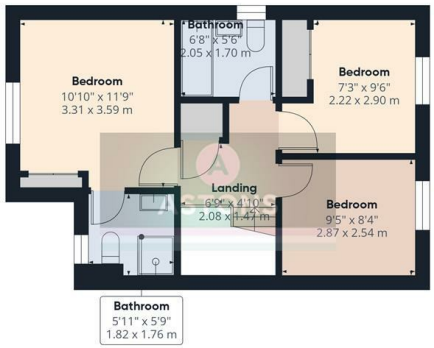
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area(1)

1084 ft²

100.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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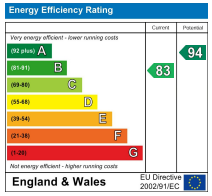

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