



North Road  
Crawley, West Sussex RH10 1SQ

**Offers In Excess Of £475,000**

## North Road, Crawley, West Sussex RH10 1SQ

Nestled in the charming area of Three Bridges, Crawley, is this delightful detached bungalow on North Road. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a warm and inviting atmosphere throughout.

The bungalow features two well-appointed bedrooms, a fitted utility room and shower-room, to the rear is a mature and well loved garden.

The location is particularly appealing, with easy access to local amenities and transport links. Whether you are looking to downsize or seeking a comfortable home in a friendly neighbourhood, this bungalow presents an excellent opportunity.

### Living Room

Light and airy room with double glazed window to front aspect, radiator, doors to:

### Kitchen

Fitted with a range of units at base and eye level, integrated fridge-freezer, cooker and electric hob, stainless steel sink with mixer-tap and drainer, part tiled walls, vinyl floor, opening to:

### Conservatory

Brick and upvc construction with tiled floor, radiator, double glazed french doors to rear and side aspect, double glazed windows to rear aspect.

### Utility Room

Sink with mixer-tap and drainer, units at base and eye level, heated towel rail, wall mounted gas fire boiler, part tiled walls, vinyl floor, obscure double glazed window to side aspect, door to:

### Shower-Room

Fitted suite comprising of w/c, wash hand basin with pedestal, walk in shower with shower unit, heated towel rail, part tiled walls, vinyl floor, double glazed window to side aspect.

### Bedroom One

Double glazed window to front aspect, radiator.

### Bedroom Two

Double glazed window to rear aspect, radiator.

### To The Rear

Tranquil and enchanting garden with patio area adjacent to property, lawn garden, range of shrubs, flower beds and trees to borders, fence enclosed.

### Garage

Rising door with windows to rear and side aspect.

### To The Front

Driveway offering parking for multiple vehicles, lawn front garden, hedges and trees to borders.

### 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.





