



ASTONS



Breydon Walk
Crawley, West Sussex RH10 6RE

Offers In Excess Of £325,000

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Astons are delighted to market this well presented and extended four bedroom semi detached house, situated within the highly desired residential area of Furnace Green, located within close proximity of local amenities and parks. Inside this home features a light and airy living room, a fitted downstairs shower-room, a fitted kitchen/dining room, a family room, a fitted bathroom and four good sized bedrooms. To the rear is a tranquil garden with rear gate access, additional benefits of this property include gas central heating and upvc double glazing.

Entrance Hallway

Storage cupboard, stairs to first floor landing, radiator, doors to;

Kitchen/Dining Room

Fitted with a range of floor and eye level units, sink with drainer and mixer tap, space for gas cooker, space and plumbing for washing machine, double glazed window to front aspect, part tiled walls, part tiled flooring, part wood laminate flooring, radiator, coving, doors to;

Lounge

Double glazed window to side aspect, wood laminate flooring, radiator, coving.

Inner Hallway

Double glazed french doors to garden, wood laminate flooring, radiator, coving.

Family Room

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

Downstairs Cloakroom

Pedestal hand basin, w/c, obscured double glazed window, part tiled walls, tiled flooring.

Shower Room

Shower cubicle with electric shower and glass screen door, obscured double glazed window to front aspect, tiled walls, tiled flooring.

Landing

Storage cupboard, double glazed window to front aspect, wood laminate flooring, doors to;

Bedroom One

Double glazed window to rear aspect, wood laminate flooring, radiator.

Bedroom Two

Double glazed window to rear aspect, wood laminate flooring, radiator.

Bedroom Three

Double glazed window to rear aspect, wood laminate flooring, radiator.

Bedroom Four

Double glazed window to front aspect, wood laminate flooring, radiator.

Bathroom

White suite comprising of panel enclosed bath with shower attachment, w/c, pedestal hand basin, obscured double glazed window to front aspect, tiled walls, tiled flooring, radiator.

Rear Garden

Laid with stones, storage shed, rear gate 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.

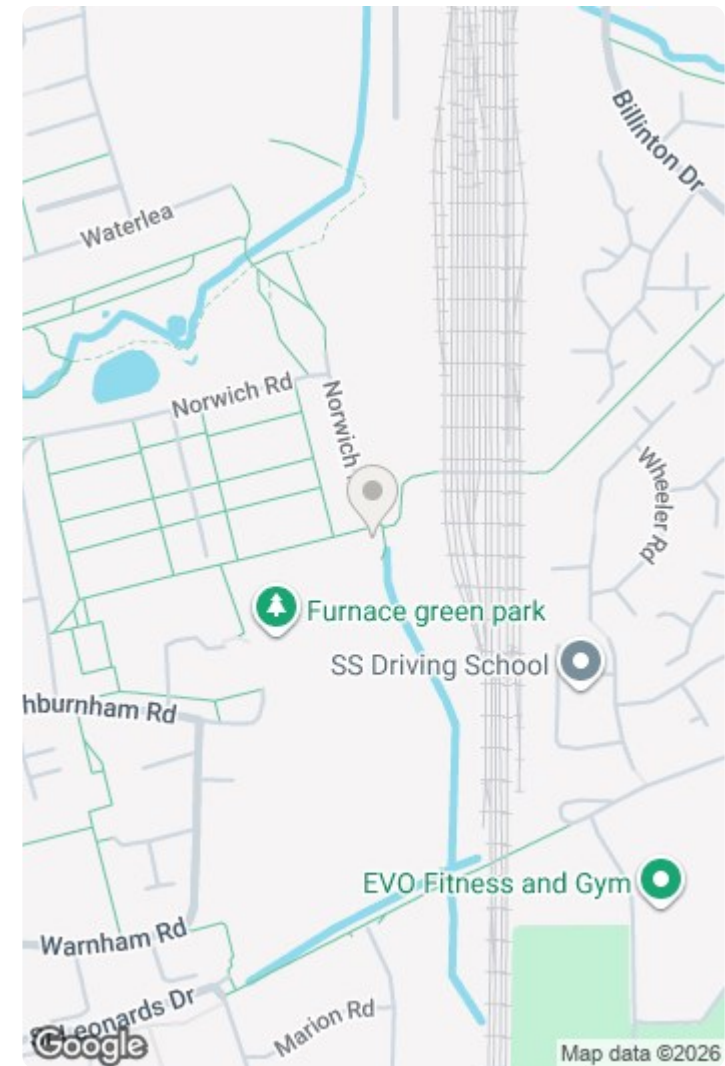
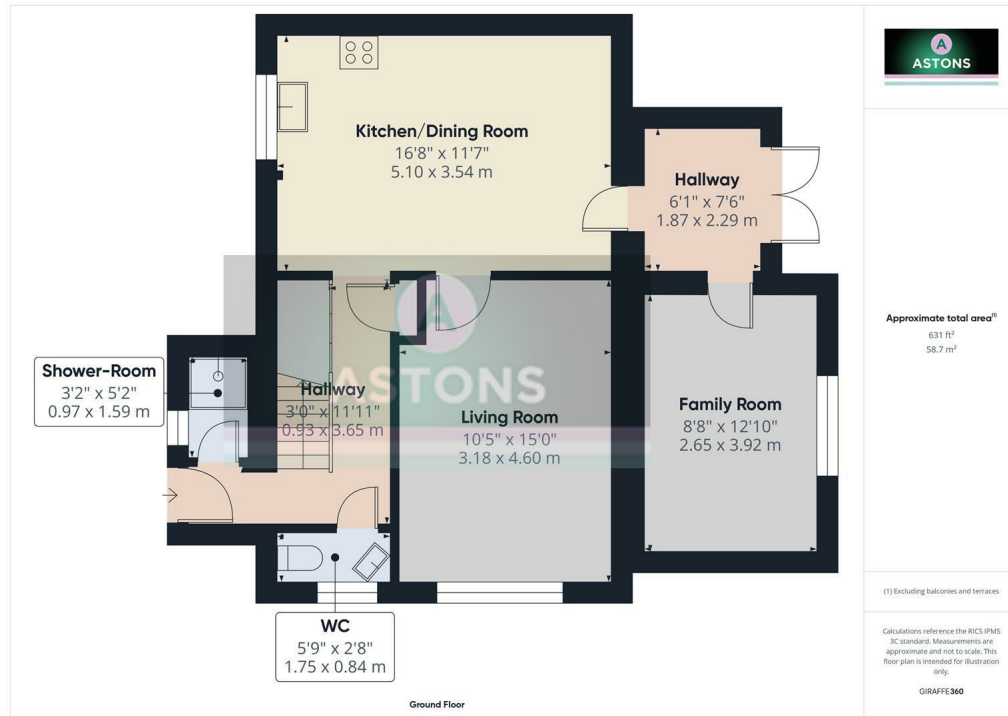
Disclaimer

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.





Energy Efficiency Rating	
Band	Current
A	64
B	
C	
D	
E	
F	
G	

Net energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

