ASTONS



Linden Close
Furnace Green, RH10 6PA

£450,000

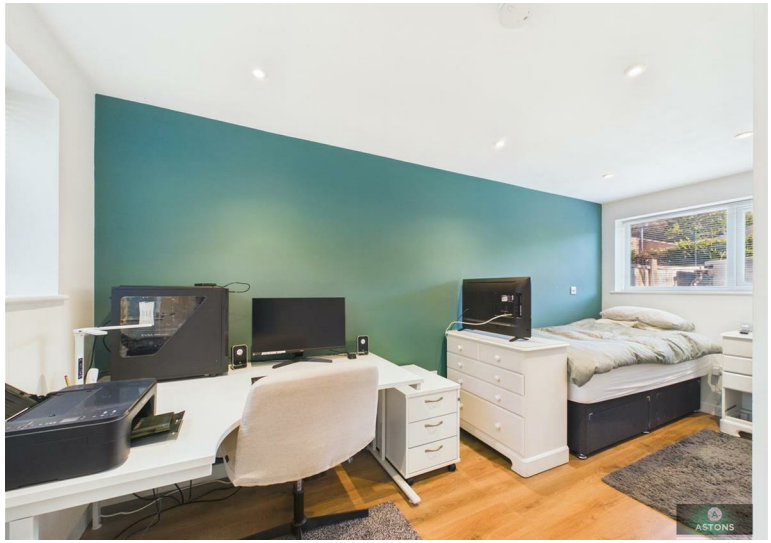
Nestled in the popular Shrublands neighbourhood of Furnace Green, this delightful three/four bedroom end-terrace house on Linden Close offers a perfect blend of comfort and convenience. With the flexibility of the additional downstairs bedroom/office with en-suite shower room, this property provides ample space for both relaxation and entertaining. The open plan kitchen/dining area flows seamlessly, making it an ideal setting for family gatherings or hosting friends.

The house boasts three generously sized double bedrooms with the second bedroom having the further benefit of an attached dressing room. On the first floor there is also the main bathroom and separate wc.

Outside, the property features a block paved driveway with parking for two vehicles, a valuable asset in this sought-after area. The surrounding community is known for its friendly atmosphere including a community social club and offers accessibility to local amenities, including shops, schools, and parks, making it an excellent choice for families and professionals alike.

With its spacious layout and prime location, it is sure to attract those seeking a comfortable and inviting living space. Do not miss the chance to make this lovely property your own.







Hallway
Double glazed front door, cupboard, coving, doors to:

Dining Room
Double glazed window to the side, stairs to the first floor, radiator, coving, under stairs cupboard, open to:

Kitchen
Range of base and eye level units with work surfaces over and tiled splashbacks, double sink unit with a mixer tap, built in stainless steel Smeg oven with a gas hob over and extractor hood above, space for a washing machine and under counter fridge and freezer, double glazed windows to the front and side.



Lounge
Double glazed patio doors to the garden, radiator, coving.

Bedroom Four/Office
Double glazed window to the front and rear, recessed down lighters, radiator, wood flooring, sliding pocket door to:

En-Suite Shower Room
White suite comprising a large shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held head, hand basin with a mixer tap and vanity unit below, wc, radiator, extractor fan, recessed down lights.

Landing
Double glazed high level window, storage cupboards and airing cupboard to one wall, doors to:



Bedroom One
Double glazed windows to the rear and side, radiator, coving, fitted wardrobes.

Bedroom Two
Two double glazed windows to the rear, radiator, door to:



Dressing Room
Double glazed window to the front.

Bedroom Three
Double glazed windows to the front and side, two radiators, coving, fitted wardrobes.



Bathroom
Suite comprising a panel enclosed bath with a mixer shower over, pedestal hand basin, part tiled walls, double glazed window, radiator.

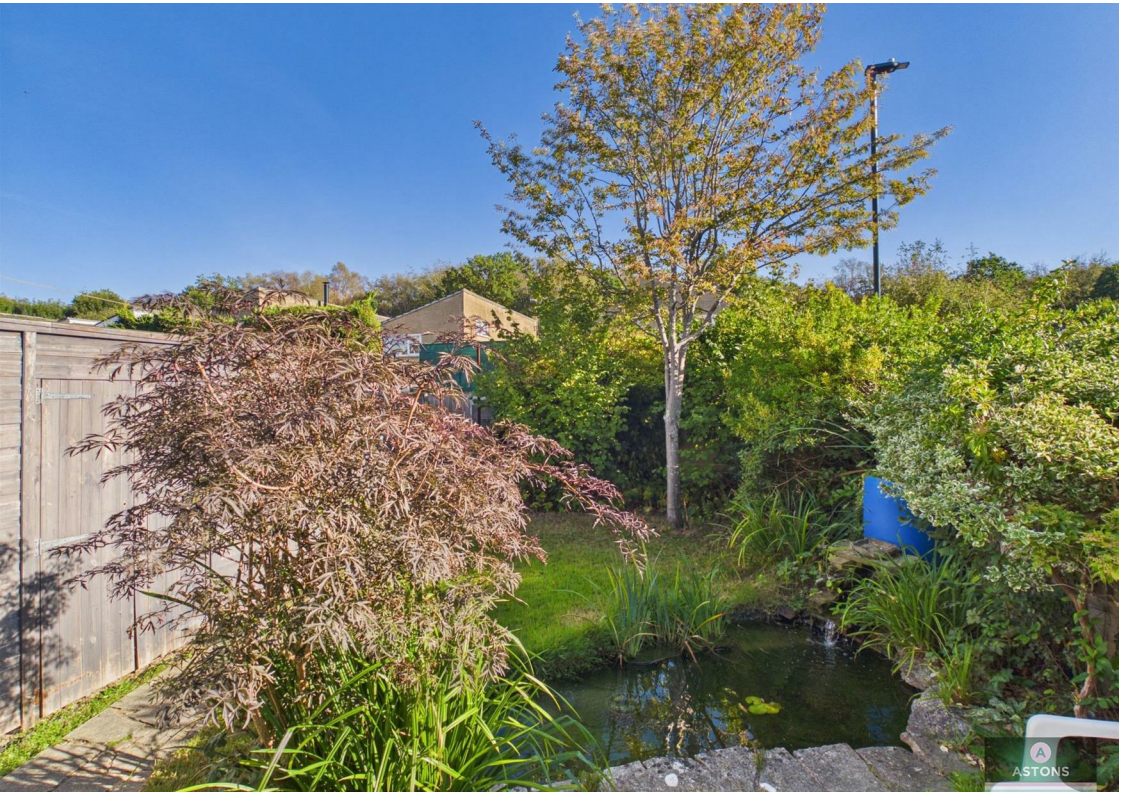
Separate WC
Wc, double glazed window.

To The Front
Block paved driveway with parking for two cars, lawned area to the side with tree.

Rear Garden
Comprising a patio terrace adjacent to the house which leads to a lawned area, feature pond, two sheds, side access gate, walled and fenced borders.











Estate Charge

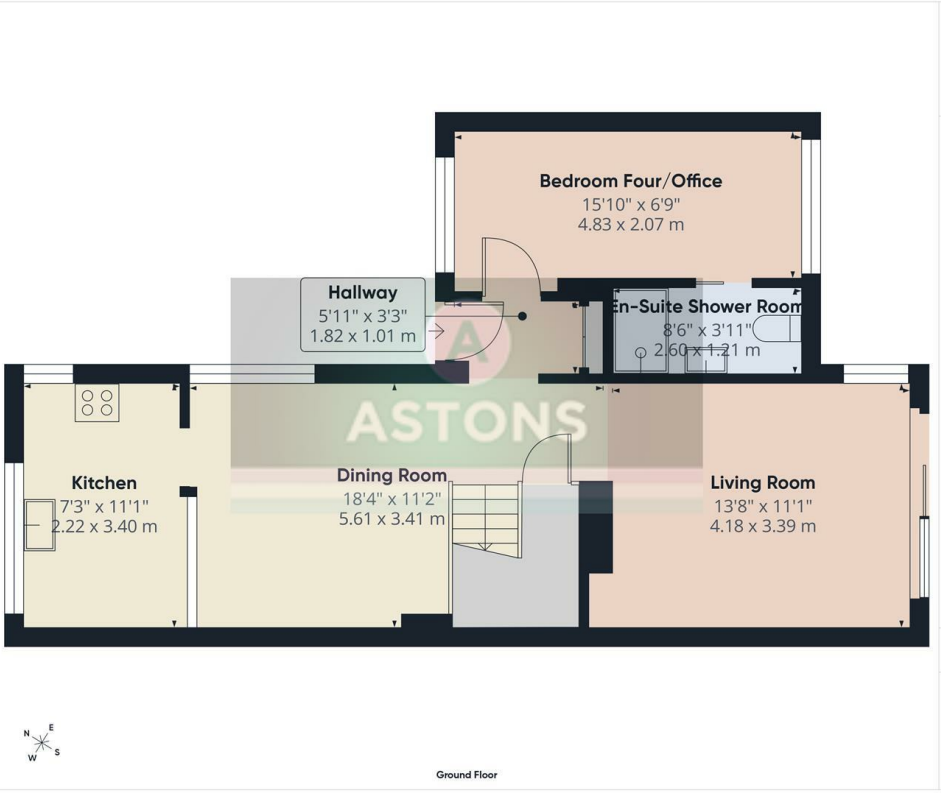
There is an estate charge payable with this property which pays towards the upkeep of the communal grounds and social club. The charge is currently £250.00 per annum.

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.



Ground Floor

ASTONS

Approximate total area(1)

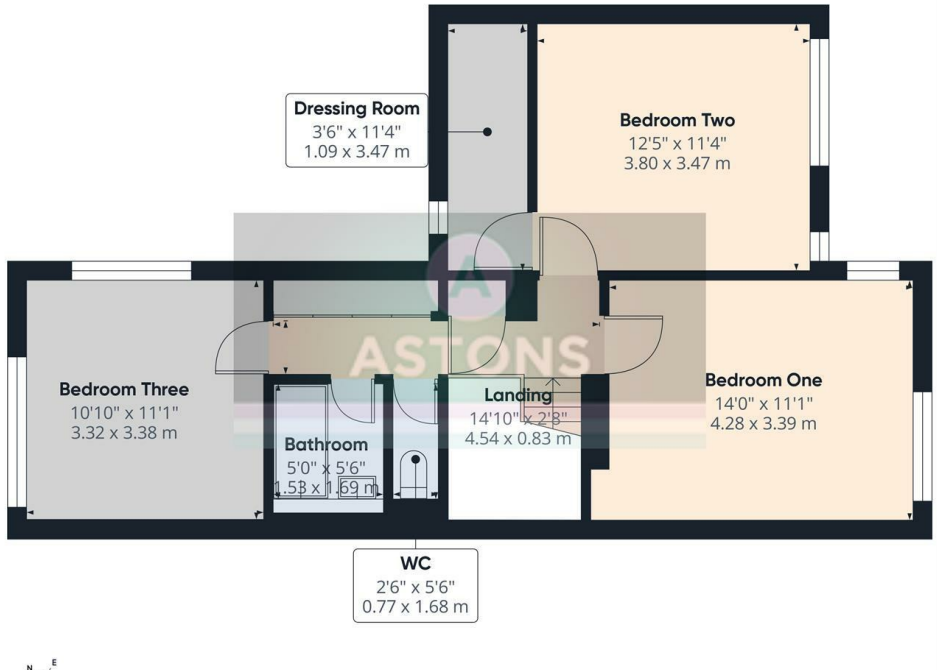
610 ft²

56.7 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.

GIRAFFE360



Floor 1

ASTONS

Approximate total area(1)

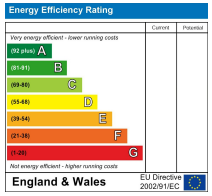
568 ft²

52.8 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.

GIRAFFE360



RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

The Property Ombudsman

ClientMoney Protect