



ASTONS



Toftwood Close  
Crawley, West Sussex RH10 7GR

Guide Price £750,000

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\*\*\* Guide Price £750,000 - £775,000 \*\*\*

Astons are delighted to market this substantial five bedroom detached house, situated within the highly regarded residential area of Pound Hill. Inside this fabulous family home features a light and airy living room, a fitted kitchen, five excellent sized bedrooms with fitted bathrooms and en-suite, a study and separate dining room, to the rear is a tranquil corner plot garden, to the front is a driveway offering parking for three vehicles. Additional benefits of this property include a rather unique double garage with pitch roof that boasts a first floor currently offering ample office space.

## Hallway

Front door opening to hallway, wood effect laminate flooring, radiator, stairs to first floor landing, coving, access to storage cupboard, doors to:

## Downstairs Cloakroom

## Living Room

Wonderful light and airy room with wood effect laminate flooring, single glazed windows to rear aspect, radiator, coving, internal french doors to:

## Dining Room

With double glazed sliding patio door to rear garden, wood effect laminate flooring, coving, radiator.

## Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and cooker, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, coving, radiator, single glazed windows to front and side aspect.

## Study

With single glazed windows to front aspect, coving, radiator, internal door to garage.

## Landing

With access to loft space and airing cupboard, coving, doors to:

## Bedroom One

With single glazed windows to rear aspect, radiator, coving, access to in-built wardrobes, door to:

## En-Suite

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

## Bedroom Two

With single glazed windows to rear aspect, coving, radiator, access to in-built wardrobe.

## Bedroom Three

With single glazed windows to front aspect, coving, radiator, access to in-built wardrobe.

## Bedroom Four

With single glazed windows to front aspect, coving, radiator, access to in-built wardrobe.

## Bedroom Five

With single glazed windows to rear aspect, coving, radiator, wood effect laminate floor.

## Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, radiator, tiled walls, tiled floor, obscure single glazed windows to front aspect, coving.

## To The Rear

Tranquil plot with wrap round patio area adjacent to property, lawn garden with teared patio steps leading to additional patio area, fence enclosed with side gate access.

## Double Garage

Concrete and brick base with timber frame, power and light, stairs internally leading to a first floor office space with eave storage and double glazed window to rear aspect.

## To The Front

Driveway offering parking for three vehicles.

## 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

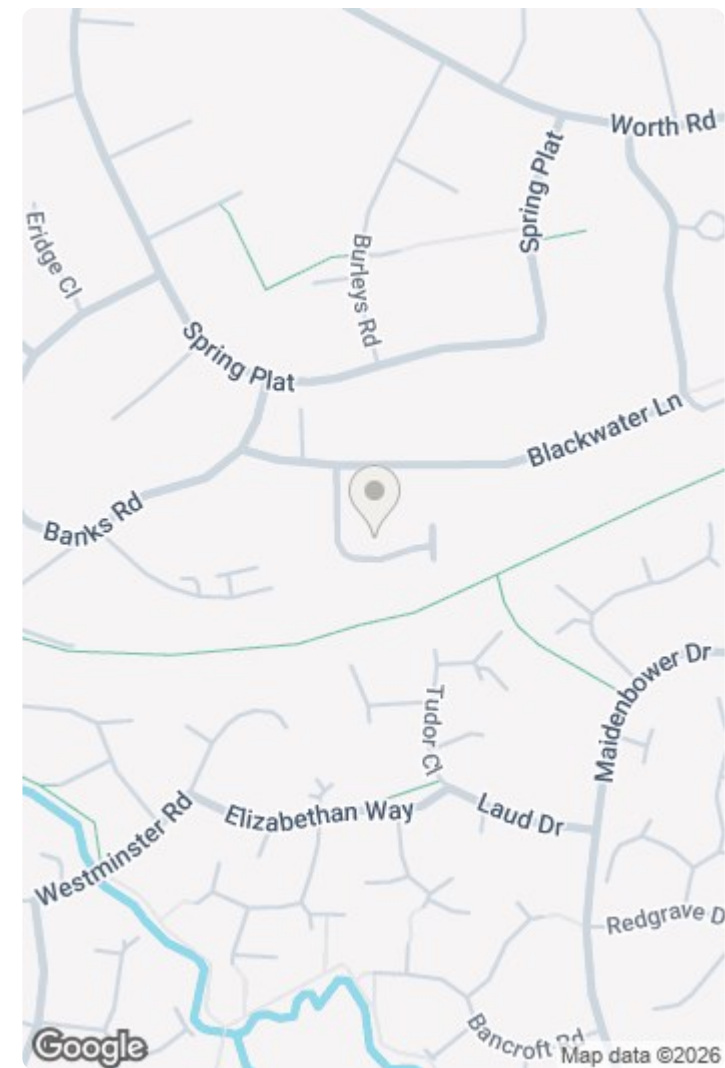
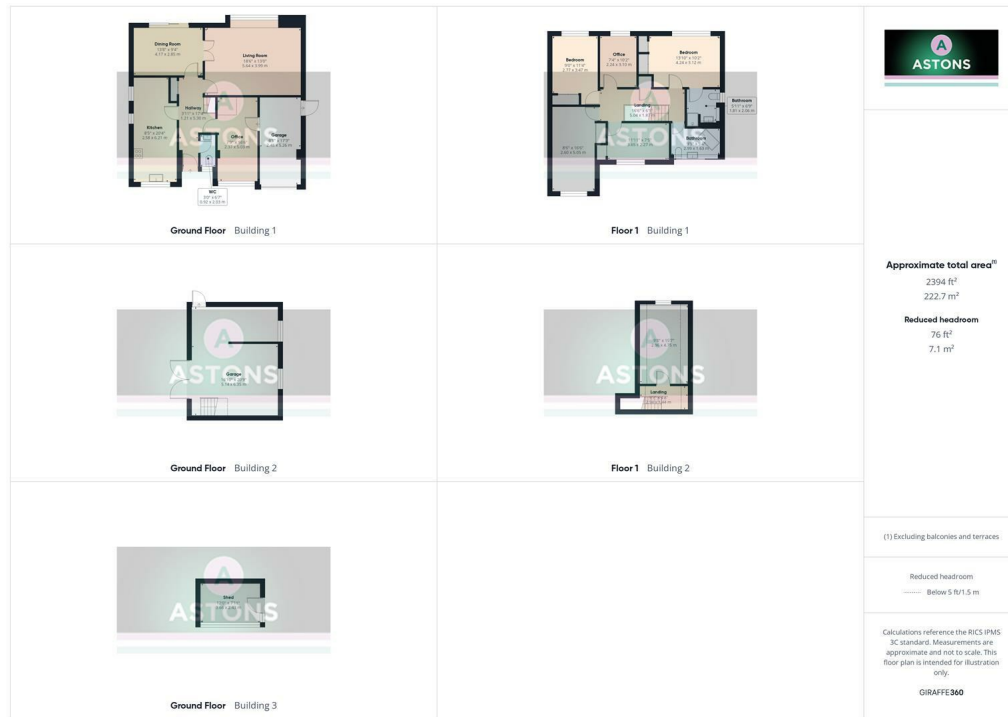
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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		Current	Potential
Not energy efficient - lower running costs			
21-27kWh	A		
21-31kWh	B		
31-35kWh	C		
35-40kWh	D	58	
40-45kWh	E		
45-50kWh	F		
50-55kWh	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

