



Parkfield Close  
Crawley, West Sussex RH11 8RS

**£435,000**

## Parkfield Close, Crawley, West Sussex RH11 8RS

Astons are delighted to market this extended four bedroom semi detached house, offering great potential to a buyer open to a project, situated within the ever popular residential area of Gossops Green, located within close proximity of transport links, including Ifield train station with services to London and Portsmouth, and schools. Inside this substantial family home features a light and airy living room, a separate dining room, a fitted kitchen/breakfast room, a fitted downstairs cloakroom, a utility room, four good sized bedrooms and a wet-room. To the rear is a tranquil garden with side access, to the front is a driveway offering parking for two vehicles and access to garage. This property is offered to market with no onward chain.

### Entrance Hallway

Front door opening to entrance hallway which comprises of stairs to first floor landing, radiator, access to under-stairs cupboard, doors to:

### Living Room

Light and airy room with double glazed sliding patio door to rear garden, coving, radiators,

### Dining Room

With double glazed sliding patio door to rear garden, coving, radiator, door to:

### Kitchen/Breakfast Room

Fitted with a range of units at base and eye level, space and power for under counter fridge and cooker, stainless steel sink with drainer and splash back tiles, wall mounted gas fire boiler, vinyl flooring, coving, double glazed window to front aspect, radiator, double glazed sliding patio door to rear garden.

### Downstairs Cloakroom

Suite comprising of w/c, wash hand basin with splash back tiles, vinyl flooring, obscure double glazed window to side aspect.

### Utility Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, stainless steel sink with drainer, part tiled walls, double glazed window to front aspect,

### Landing

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

### Bedroom One

With double glazed window to rear aspect, radiator, access to in-built cupboard.

### Bedroom Two

With double glazed window to front aspect, radiator, access to in-built cupboards.

### Bedroom Three

With double glazed window to front aspect, radiator, in-built cupboard.

### Bedroom Four

With double glazed window to rear aspect, radiator, coving.

### Wet-Room

Fitted white suite comprising of w/c, wash hand basin, shower area with shower unit, tiled walls, radiator, vinyl floor, obscure double glazed window to side aspect.

### To The Rear

Patio area adjacent to property, lawn garden, fence enclosed with side gate access, shrubs to borders.

### Garage

Electric up and over door, power and light.

### To The Front

Driveway offering parking for two vehicles, lawn front garden.

### 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

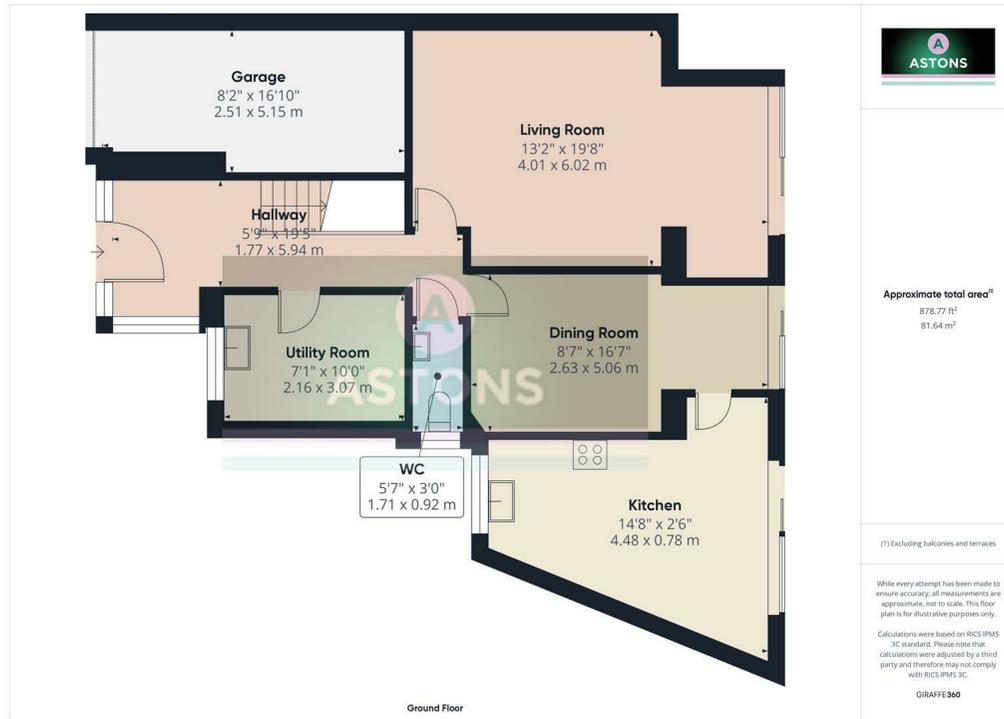
Conveyancing - Lewis & Dick £200 per transaction

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.

### 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.





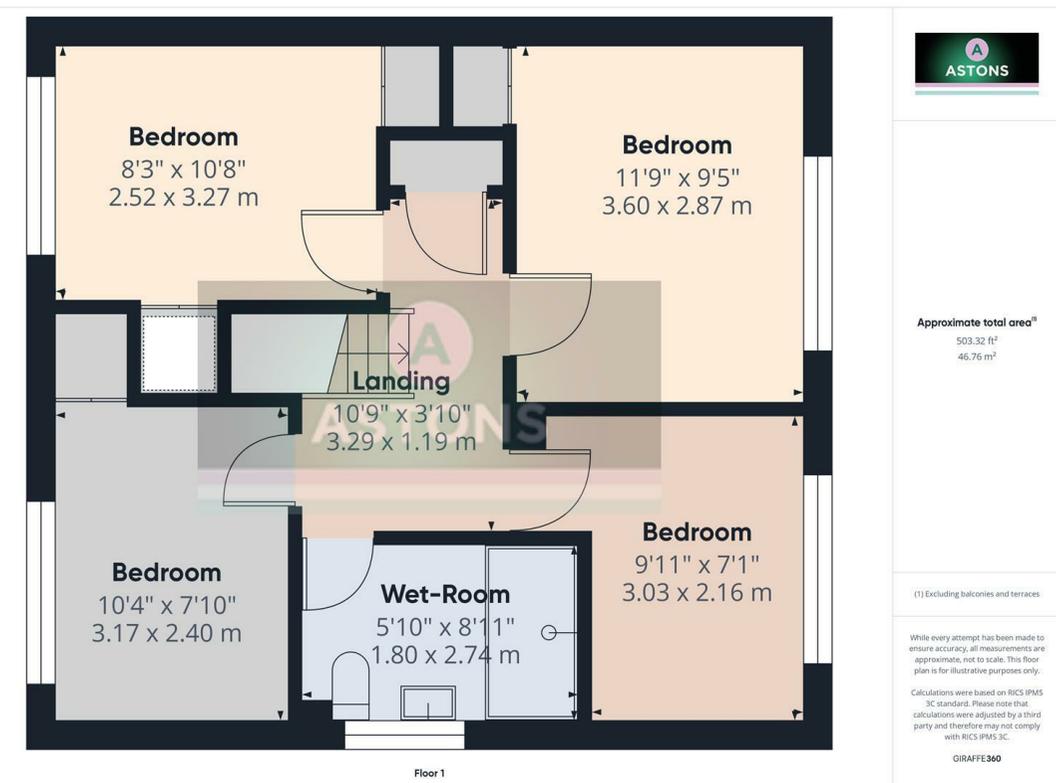
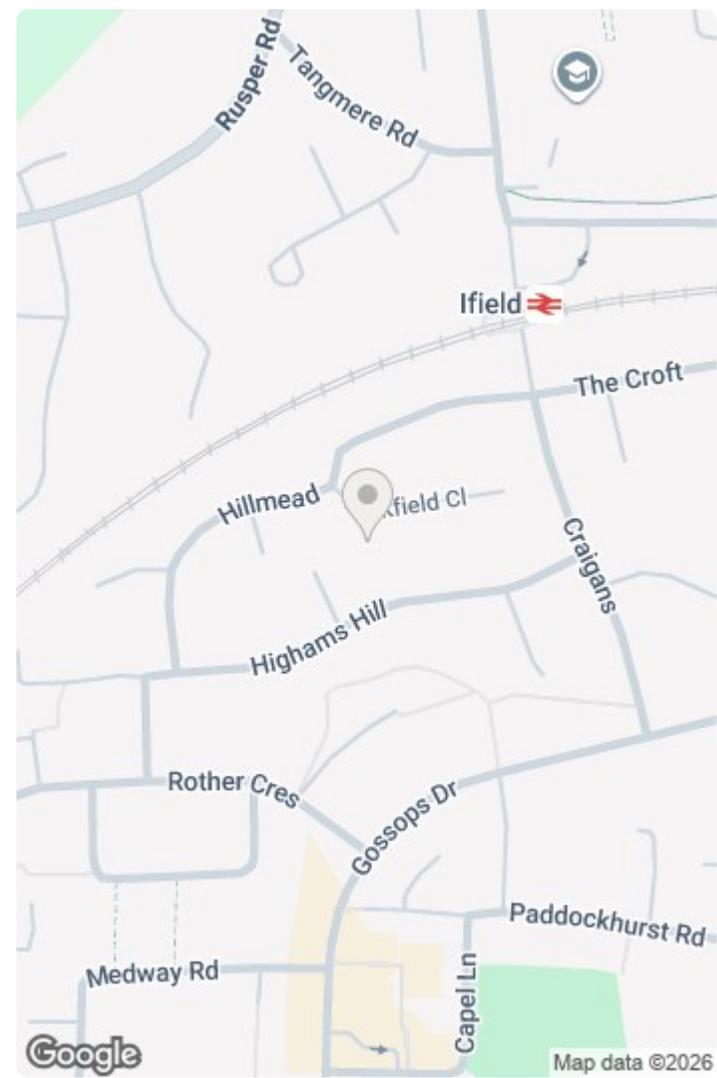
Approximate total area<sup>(1)</sup>  
878.77 ft<sup>2</sup>  
81.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area<sup>(1)</sup>  
503.32 ft<sup>2</sup>  
46.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 77 (Current), 56 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 77 (Current), 56 (Potential)

