



ASTONS



Cedar Close  
Langley Green, West Sussex RH11 7SB

£330,000

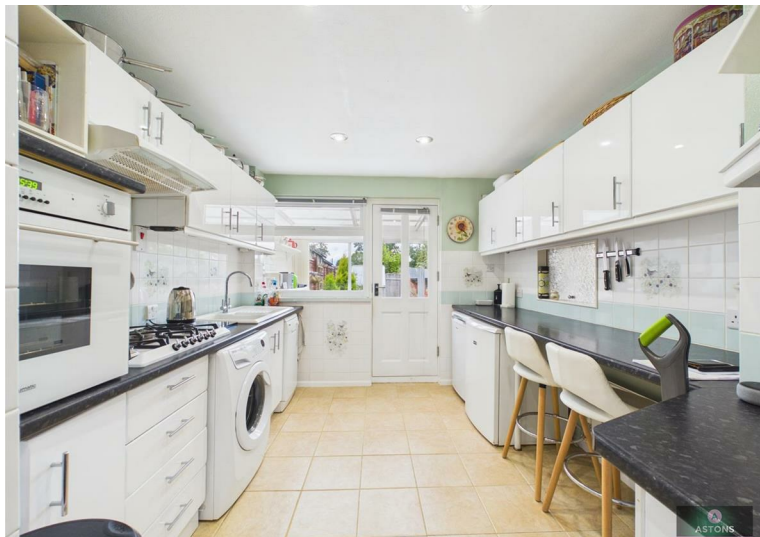
Astons are pleased to offer this three bedroom terraced house which is situated at the end of a cul de sac, opposite a small green area. The property benefits from a kitchen/breakfast room, the addition of a garden room to the rear, and a good sized living/dining room. The property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The property further benefits from cavity wall insulation, double glazed windows and a replacement "Worcester" combi boiler.

Outside the property has an enclosed garden to the rear with patio seating area and lawn with mature plant and shrub borders.

Crawley is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This location not only provides a comfortable living space but also a lifestyle that is both convenient and enjoyable.

Whether you are a first-time buyer or looking to invest, this terraced house in Cedar Close presents a wonderful opportunity to create a home that suits your needs. The property is being offered to the market with no onward chain.



### Entrance Porch

Double glazed front door with double glazed window to the side, built in storage cupboards, door to:

### Hallway

Radiator, wall lights, stairs to the first floor, doors to:

### Living/Dining Room

Double glazed window to the front, double glazed patio doors to the garden room, fireplace with stone surround, coving, two radiators.

### Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splashbacks, inset one and a half bowl ceramic sink with a mixer tap and drainer, built in eye level oven, integrated five ring gas hob with an extractor hood above, space for a fridge/freezer, washing machine and dishwasher, tiled floor, recessed down lighters, under stairs cupboard, double glazed window and door to the garden room, breakfast bar to one side.

### Garden Room

Windows to the garden, glazed double doors to the garden, large storage cupboard, radiator.

### Landing

Radiator, access to the loft space, airing cupboard with a replacement "Worcester" combi boiler, wall lights, doors to:

### Bedroom One

Double glazed window to the front, radiator, fitted wardrobes to one wall, recessed down lighters, eye level double unit.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

### Bedroom Three

Double glazed window to the front, radiator.

### Shower Room

White suite comprising a walk-in cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, wc, tiled walls and floor, obscure double glazed window, heated towel rail, recessed down lighters.

### To The Front

Picket fence boundary, gated access with a path to the front door, garden area to the side.

### Rear Garden

Patio area adjacent to the rear of the house, path to the rear with lawned areas to either side, mature plant and shrub borders, fence enclosed, greenhouse and shed to the rear.

### Solar Panels

The property currently has solar panels on the roof which are on an ongoing lease agreement. Details available on request.

### 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

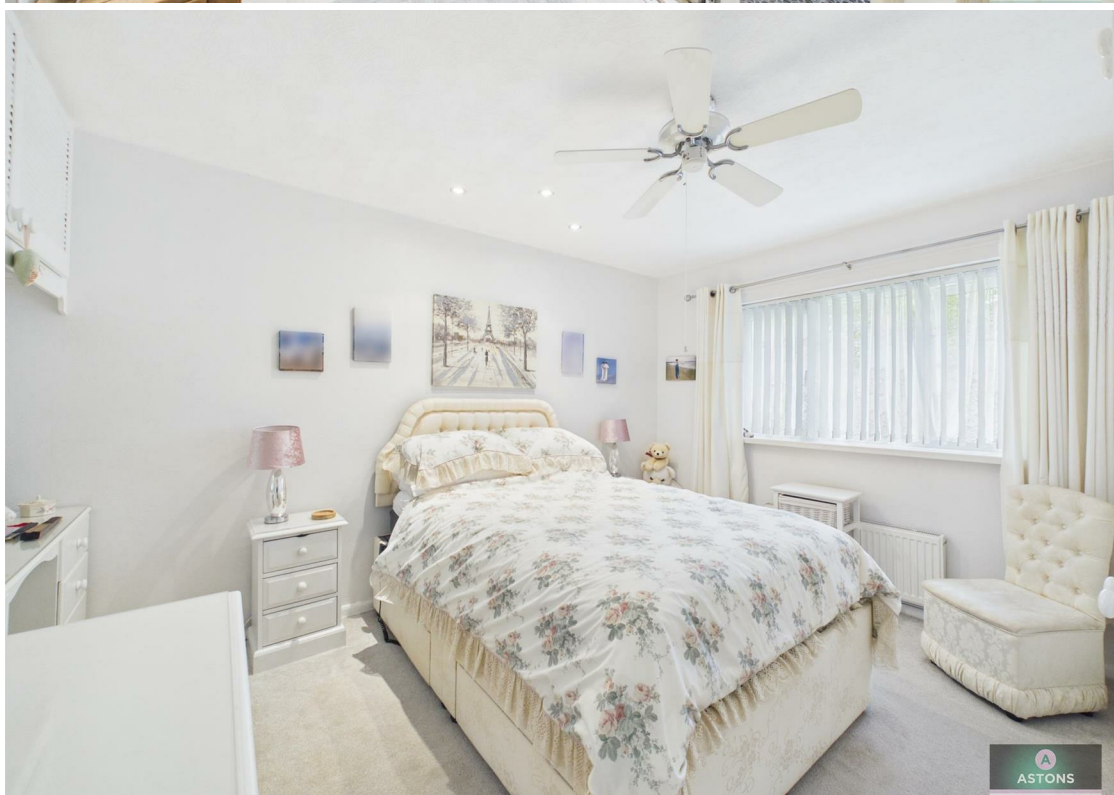
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.

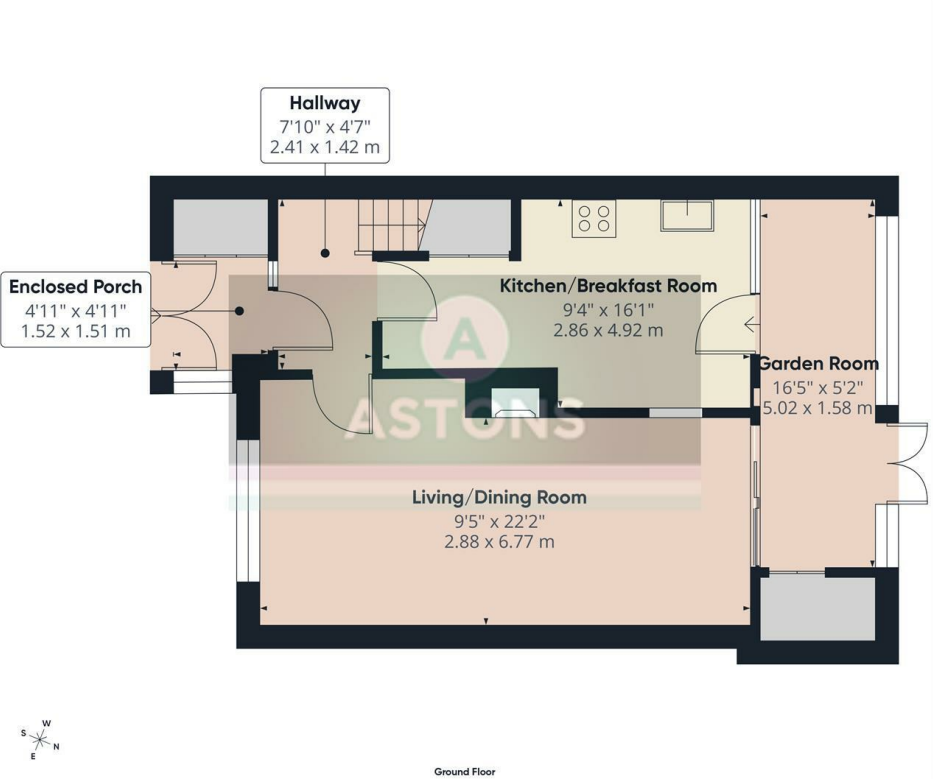
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





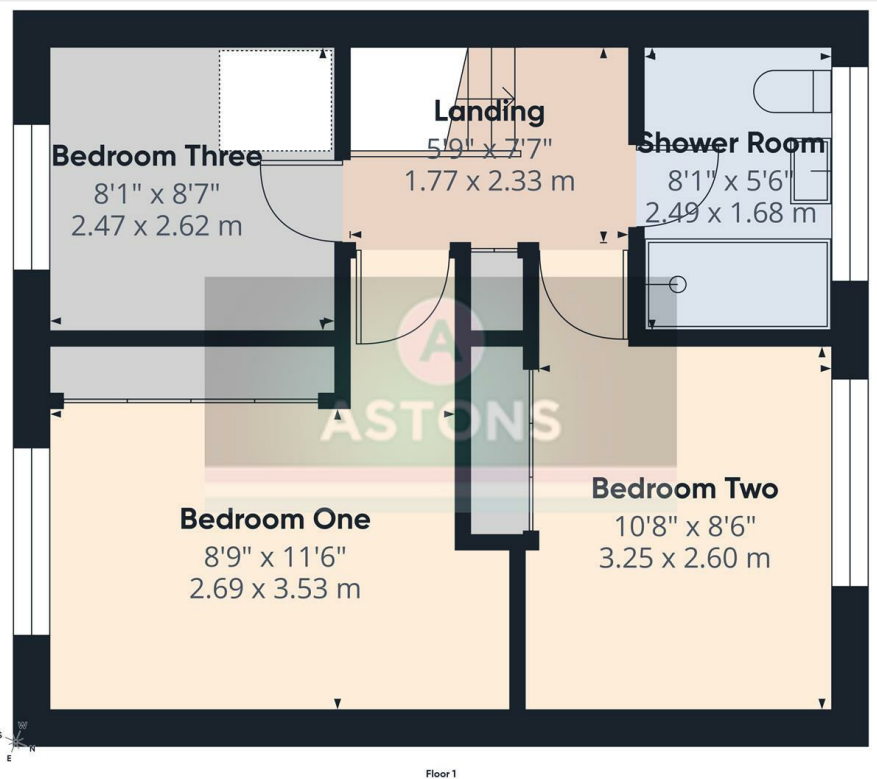


Approximate total area<sup>(1)</sup>  
543 ft<sup>2</sup>  
50.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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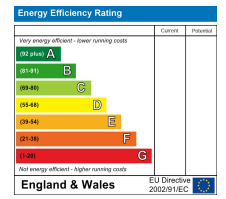
Approximate total area<sup>(1)</sup>  
383 ft<sup>2</sup>  
35.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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