



ASTONS



Campbell Road
Crawley, West Sussex RH10 7GY

£625,000

Located in the desirable area of Maidenbower, Crawley, this impressive detached house on Campbell Road offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, this property provides ample room for both relaxation and privacy.

The house boasts three bathrooms, ensuring convenience for busy mornings and accommodating guests with ease. The thoughtful layout of the home enhances its appeal, making it a perfect choice for families seeking a harmonious living environment.

Outside, the property features parking for up to three vehicles, a valuable asset in today's busy world. The location is not only convenient for local amenities but also offers easy access to transport links, making it an excellent choice for commuters.

This delightful home on Campbell Road is a rare find, combining spacious living areas with a prime location. It presents an exceptional opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this wonderful property your new home.



Hallway

Double glazed front door, wood effect flooring, radiator, under stairs cupboard, coving, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc and hand basin, radiator, part tiled walls, wood effect flooring, obscured double glazed window.



Living Room

Double glazed window to the front, radiator, feature living flame gas fire with mantel surround, double doors to:

Dining Room

Double glazed door and window to the garden, radiator, coving, door to:

Kitchen

Range of base and eye level units with work surfaces over and matching splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in eye level stainless steel double oven, five ring gas hob with a stainless steel extractor fan above, integrated fridge/freezer, dishwasher, radiator, wood effect flooring, recessed down lighters, double glazed French casement doors to the garden.

Study

Double glazed window to the side, wood effect flooring, vertical radiator, door to:

Utility Room

Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink unit with a mixer tap and drainer, space for a washing machine, tumble dryer and freezer, double glazed window to the rear, replacement gas fired boiler, double glazed door to the garden.

Landing

Access to the loft space, airing cupboard, doors to:



Bedroom One

Double glazed window to the front, radiator, two built in wardrobes, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer Mira shower unit, pedestal hand basin, wc, part tiled walls, obscured double glazed window, radiator, extractor fan.



Bedroom Two

Double glazed window to the front, wood effect flooring, built in wardrobes, vertical radiator.

Bedroom Three

Double glazed window to the rear, wood effect flooring, recessed down lighters, radiator, built in wardrobe.

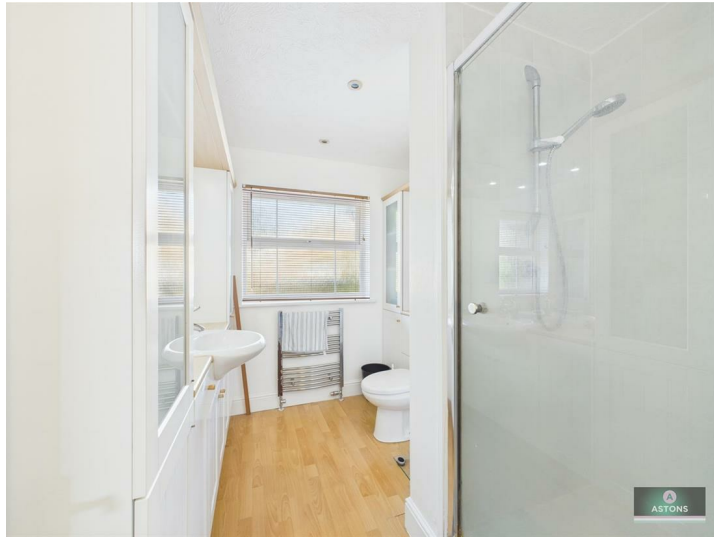
Bedroom Four

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

Shower Room

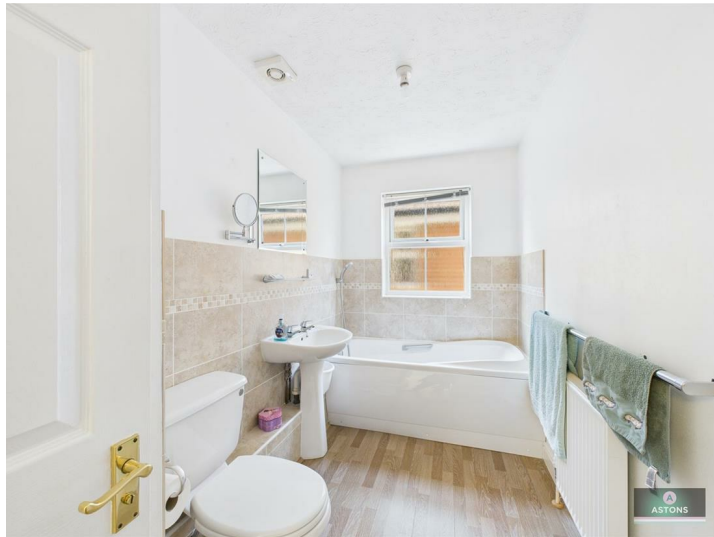
White suite comprising a large shower cubicle with an Aqualisa shower unit, hand basin with a mixer tap and units below, wc with a concealed cistern, fitted storage units, obscured double glazed window, heated towel rail, recessed down lighters.





Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower unit, pedestal hand basin, wc, part tiled walls, radiator, wood effect flooring, obscured double glazed window, extractor fan.



To The Front

Block paved driveway with parking for two to three cars, lawned area to the side, path to the front door and side access.

Garage

With an up and over door, power and light.

Rear Garden

The garden enjoys a westerly aspect and is mainly lawned with a decked area adjacent to the house, external power socket, side access gate to the front.



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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.

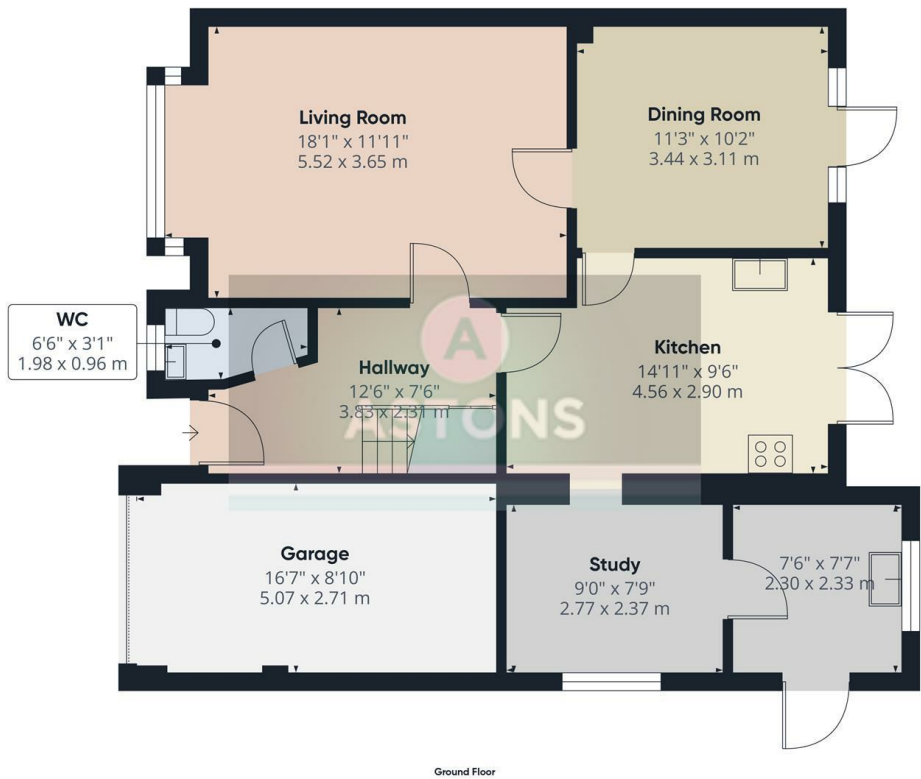
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Conveyancing - Lewis & Dick £200 per transaction

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

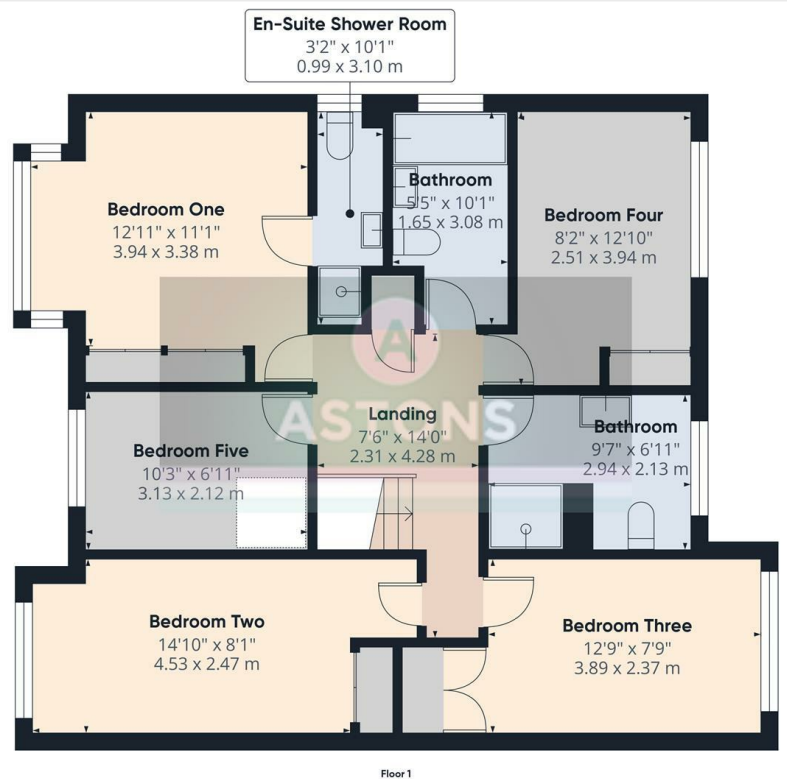


Approximate total area⁽¹⁾
842 ft²
78.3 m²

(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.

GIRAFFE360



Floor 1



Approximate total area⁽¹⁾
791 ft²
73.4 m²

(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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Energy Efficiency Rating		Current	Potential
105-120	A		
80-105	B		
65-80	C		
55-65	D		
45-55	E		
35-45	F		
2-35	G		

Net energy efficient - higher saving costs

England & Wales EU Directive 2002/91/EC



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