



ASTONS



Kelso Close
Worth, RH10 7XH

Guide Price £525,000

*** Guide price £525,000 - £550,000 ***

Astons are pleased to offer this well presented four bedroom detached family house to the market. The property is situated at the end of a cul de sac in Kelso Close, Worth, and offers a perfect blend of comfort and space, ideal for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

The house benefits from two reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. Further benefits include a kitchen/breakfast room, downstairs cloakroom, double glazed windows and gas radiator heating.

Outside the property offers a good sized garden which extends to the side and rear providing an opportunity to extend, (subject to planning) and enjoys a good degree of seclusion. To the front there is a driveway with parking for two cars and the remainder of the garage which offers storage space.

This property presents an excellent opportunity for families or individuals looking to settle in a sought after area of Crawley close to local amenities, well regarded schools and transport links.



Hallway

Radiator, under stairs cupboard, bespoke under stairs pull storage units, double glazed window to the front, stairs to the first floor, doors to:

Down Stairs Cloakroom

White suite comprising a wc with a concealed cistern and a hand basin with a mixer tap, part tiled walls, obscured double glazed window, heated towel rail.

Living Room

Double glazed window to the front and double glazed patio doors to the garden, two radiators, coving.

Dining Room

Double glazed patio doors to the garden, radiator, double glazed high level window to the front, coving.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in double oven with hob over and extractor hood above, integrated dishwasher and washing machine, space for an American style fridge/freezer, breakfast bar, recessed down lighters, serving hatch to the dining room, under floor heating, double glazed window and door to the rear.

Landing

Access to the part boarded loft space, radiator, airing cupboard, doors to:

Bedroom One

Double aspect double glazed windows, radiator, built in wardrobes with sliding doors.



Bedroom Two

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



Bedroom Three

Double glazed window to the rear, radiator.



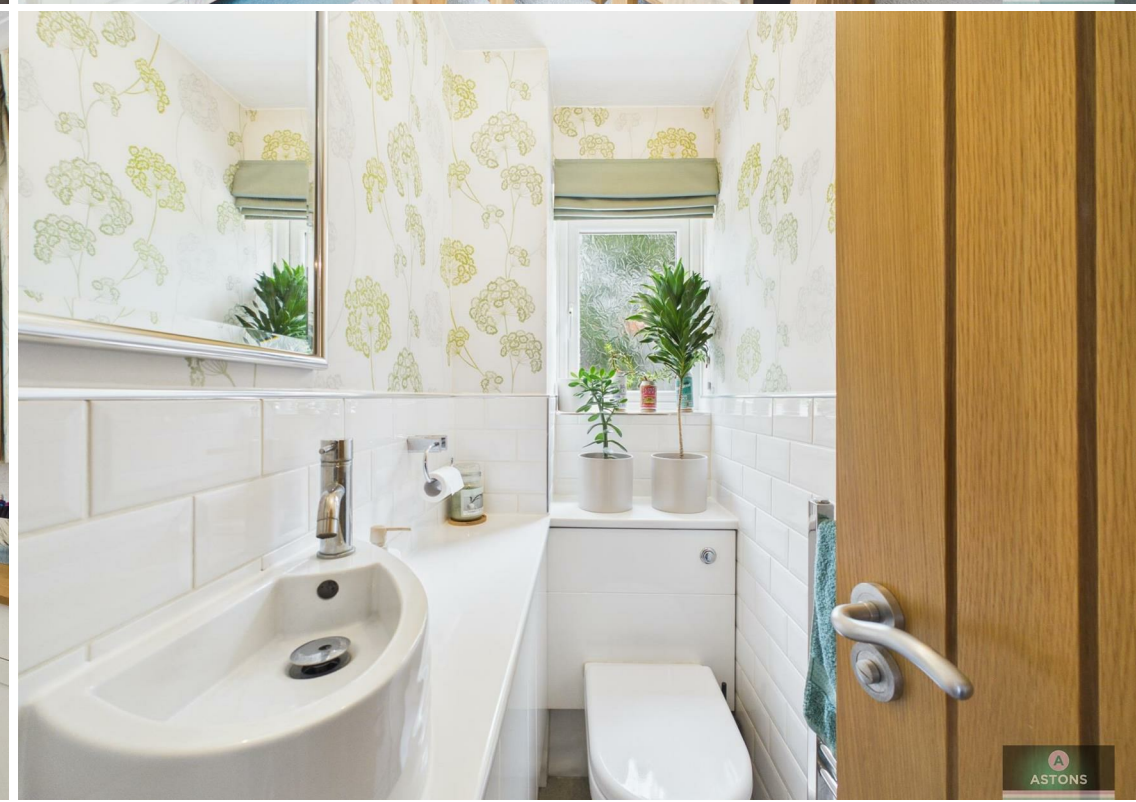
Bedroom Four

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



Shower Room

White suite comprising a walk-in shower cubicle with an Aqualisa shower unit, hand basin with a mixer tap, wc with a concealed cistern, tiled walls, obscured double glazed window, recessed down lighters, tiled floor.





To The Front

Driveway with parking for two cars, lawned area to the side, path to the front door, side access gate to the rear.

Garage

The garage has been mainly converted and now offers storage space with an up and over door.

Rear Garden

The garden is a good size and extends to the rear and side comprising a block paved patio area, lawned area with plant and shrub borders, fence enclosed, side access gate to the front, access to:



Playroom/Storage Area

With power and light, double glazed door to the garden.

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

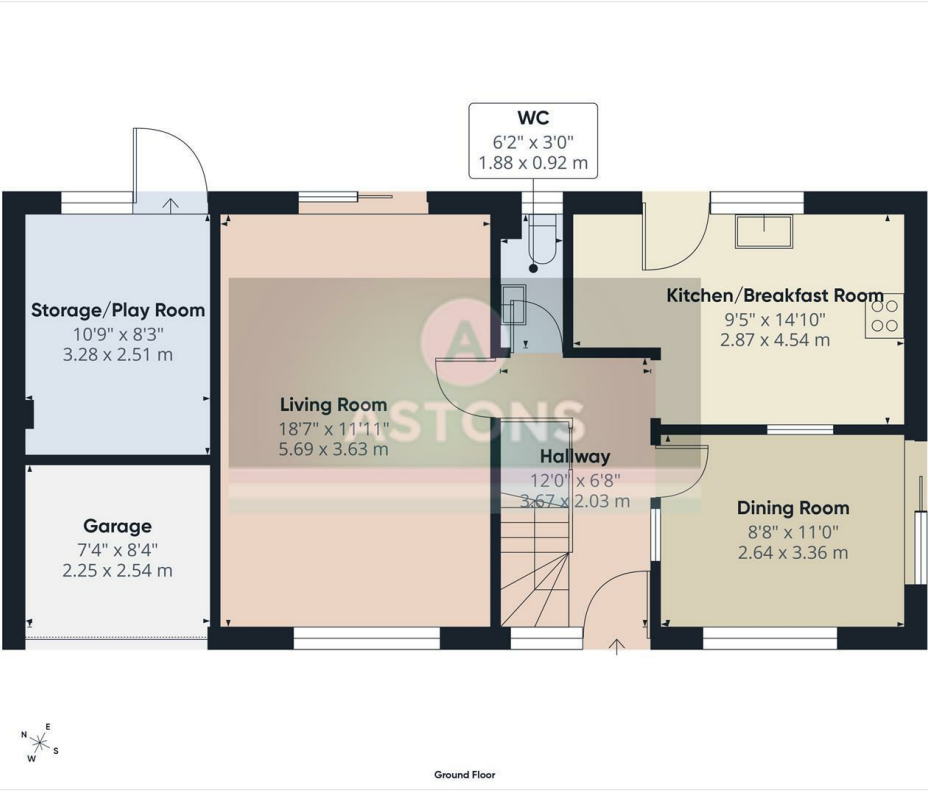
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

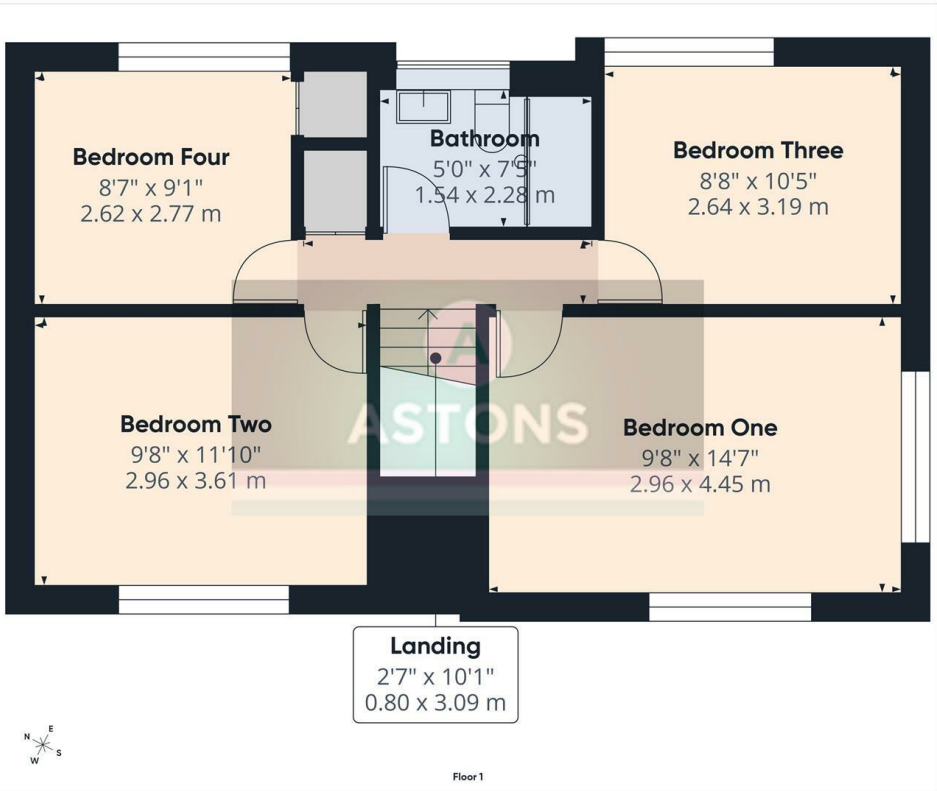


Approximate total area⁽¹⁾
707 ft²
65.8 m²

(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.

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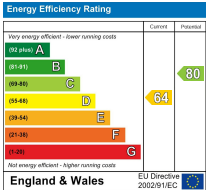
Approximate total area⁽¹⁾
506 ft²
47.1 m²

(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.

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