



ASTONS



Moorland Road
Crawley, RH10 7JB

£735,000

Astons are delighted to offer to the market this impressive six bedroom detached family house, situated within the sought after Maidenbower area. The property has been extended and now offers spacious accommodation in excess of 2,300 sqft over three floors; making this property an ideal choice for larger families or those who enjoy having extra space for guests or a home office.

The house boasts a stunning conservatory, which offers a lovely space to relax and entertain. There is a further living room, dining area, good sized kitchen/breakfast room and separate utility room. The property further benefits from three bathrooms, making morning routines a breeze, ensuring that everyone has their own space to prepare for the day ahead. The thoughtful layout of the property enhances both privacy and convenience, making it a practical choice for busy households.

Outside the property has a driveway to the front leading to the garage and to the rear the property offers a good sized, south/west facing garden.

With its spacious interiors and prime location, this property is a rare find in the market. Do not miss the opportunity to make this wonderful house your new home.



Hallway

Composite double glazed front door, obscured double glazed window, wood flooring, coving, under stairs cupboard, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a waterfall style mixer tap, tiled floor and walls.

Living Room

Double glazed bow window to the front, two radiators, feature living flame gas fireplace, coving, wood flooring, wall lights, double glazed doors to the conservatory.

Office

Double glazed window to the side, radiator, wood flooring.

Dining Room

Radiator, tiled floor, coving, open through to:

Conservatory

Double glazed to three sides with double glazed French casement doors to the garden, tiled floor with recessed edge uplighters, glass roof with fitted blinds, wall lights.

Kitchen/Breakfast Room

Range of base and eye level panel fronted units with granite work surfaces over and matching splashbacks, inset stainless steel one and a half bowl sink with a mixer tap and drainer, range style cooker with stainless steel extractor hood above, space for an American style fridge/freezer and dishwasher, tiled floor, recessed down lighters, radiator, double glazed windows to the rear and side, breakfast bar divide to the dining area.

Utility Room

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset stainless steel sink with a flexible shower style mixer tap and drainer, space for a washing machine, double glazed window to the side, tiled floor, radiator, personal door to the garage.

Landing

Stairs to the second floor, airing cupboard, radiator, doors to:

Bedroom One

Double glazed window to the rear aspect, radiator, archway to the dressing area with built in wardrobes, door to:

En-Suite Shower Room

Refitted white suite comprising a large shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held head, hand basin with a mixer tap, wc, part tiled walls, tiled floor, obscured double glazed window, extractor fan, heated towel rail, under floor heating.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

White suite comprising a spa bath with a mixer tap, shower attachment and water jets, hand basin with a mixer tap and wooden vanity unit below, wc with a concealed cistern, tiled walls, heated towel rail, obscured double glazed window, extractor fan, shaver point.

Second Floor Landing

Feature arched double glazed window to the front, recessed down lighters, doors to:

Bedroom Five

Double glazed window to the rear, recessed down lighters, radiator, large wardrobe with light, two eaves storage cupboards.

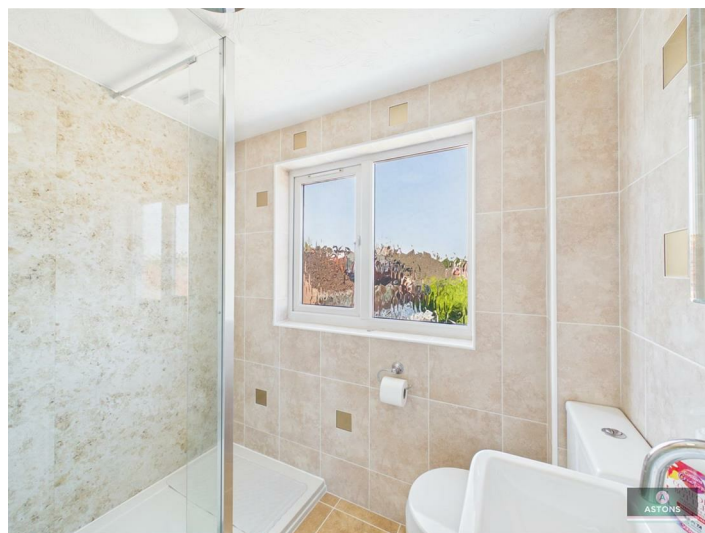


Bedroom Six

Double glazed window to the rear, recessed down lighters, large wardrobe with light, eaves storage cupboard, radiator.

Shower Room

White suite comprising a large walk-in shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, heated towel rail, obscured double glazed window, tiled floor, tiled walls.



To The Front

Driveway with parking for two cars leading to the garage and front door, hedge border.

Rear Garden

The garden enjoys a south/westerly aspect and comprises a paved patio seating terrace adjacent to the house with the majority of the garden being lawned with plant and shrub borders, fence enclosed, side access gate to the front.



Garage

With an up and over door, double glazed window to the side, glazed door to the garden, gas fired boiler, personal door to the house.

Anti Money Laundering

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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.

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.







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2322 ft²
215.5 m²

Reduced headroom

68 ft²
6.3 m²

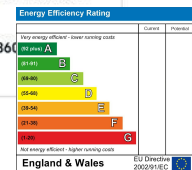
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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