



ASTONS



Tinsley Close
Crawley, West Sussex RH10 8AY

Guide Price £440,000

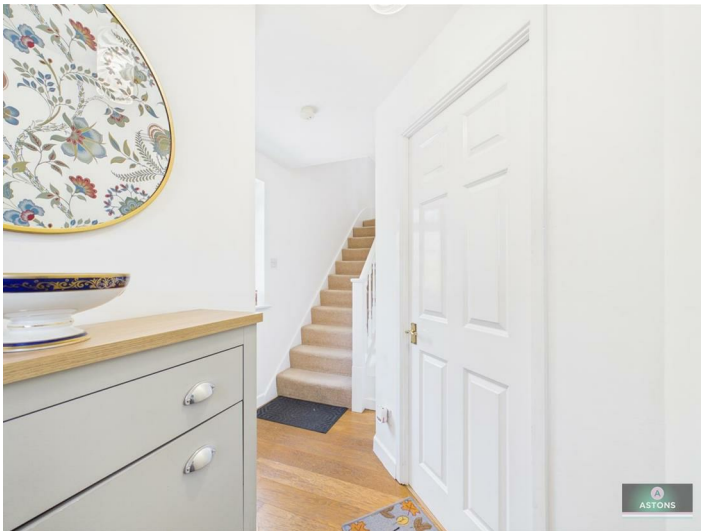
*** Guide Price £440,000 - £450,000 ***

Astons are delighted to market this charming three bedroom detached house, situated within a quiet close. Inside this well presented home features a light and airy living room, a dining room, a fitted kitchen, a conservatory, a fitted downstairs cloakroom, a fitted bathroom and three good sized bedrooms with bedroom one boasting a refitted en-suite. To the rear is a private enclosed garden with side gate access, to the front is a driveway offering parking for two vehicles.



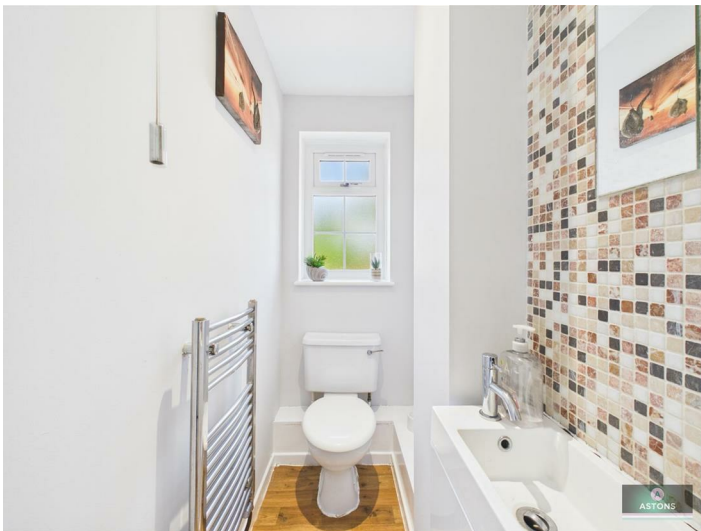
Entrance Hallway

Replacement front door opening to hallway which comprises of engineered oak wood flooring, radiator, obscure double glazed window to side aspect, stairs to first floor, door to:



Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, heated towel rail, vinyl floor, obscure double glazed window to front aspect.



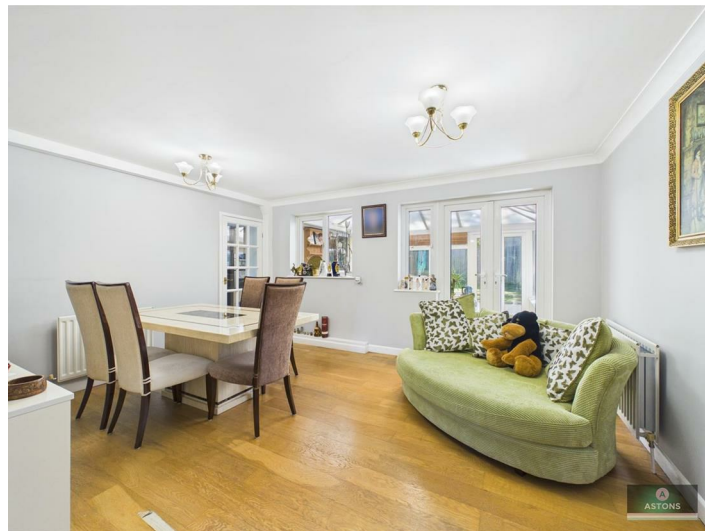
Living Room

Light and airy room with double glazed windows to front aspect, coving, radiator, access to understairs cupboard, opening to:



Dining Room

With double glazed window to rear aspect, wood effect laminate flooring, radiator, coving, double glazed french doors to conservatory, door to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher, tumble dryer and fridge-freezer, integrated cooker and electric hob, stainless steel extractor fan, butler sink with stainless steel mixer-tap, part tiled walls, tiled floor, coving, radiator, obscure double glazed windows to front aspect, double glazed window to rear aspect, double glazed patio door to:



Conservatory

Brick and upvc construction with tiled floor, radiator, double glazed windows to rear aspect, double glazed french doors to rear garden.



Landing

With access to airing cupboard and loft space, obscure double glazed window, doors to:

Bedroom One

With dual aspect double glazed windows to front and side aspect, coving, radiator, access to in-built cupboard, fitted wardrobe, door to:





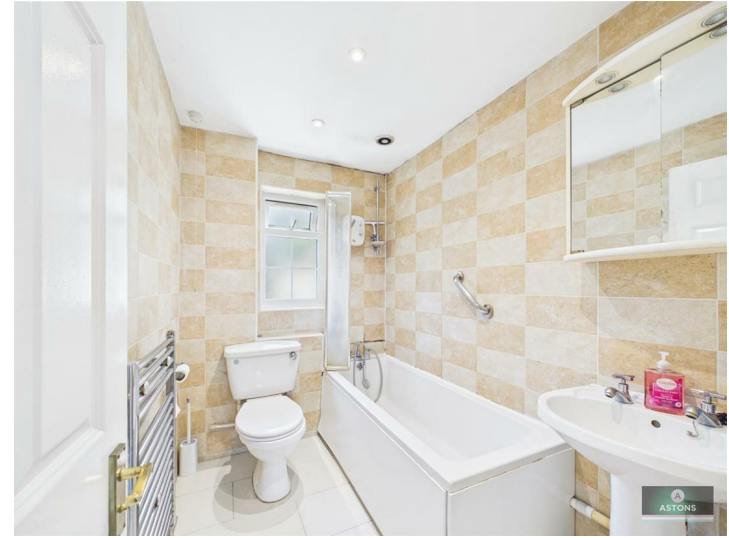
En-Suite

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, heated towel rail, tiled walls, tiled floor with under floor heating.



Bedroom Three

With double glazed windows to rear aspect, radiator, fitted wardrobe.



To The Rear

With patio area adjacent to property, steps leading to lawn garden, fence enclosed with side gate access.



Bedroom Two

With dual aspect double glazed windows to rear and side aspect, radiator, fitted wardrobes.



Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to side aspect.



To The Front

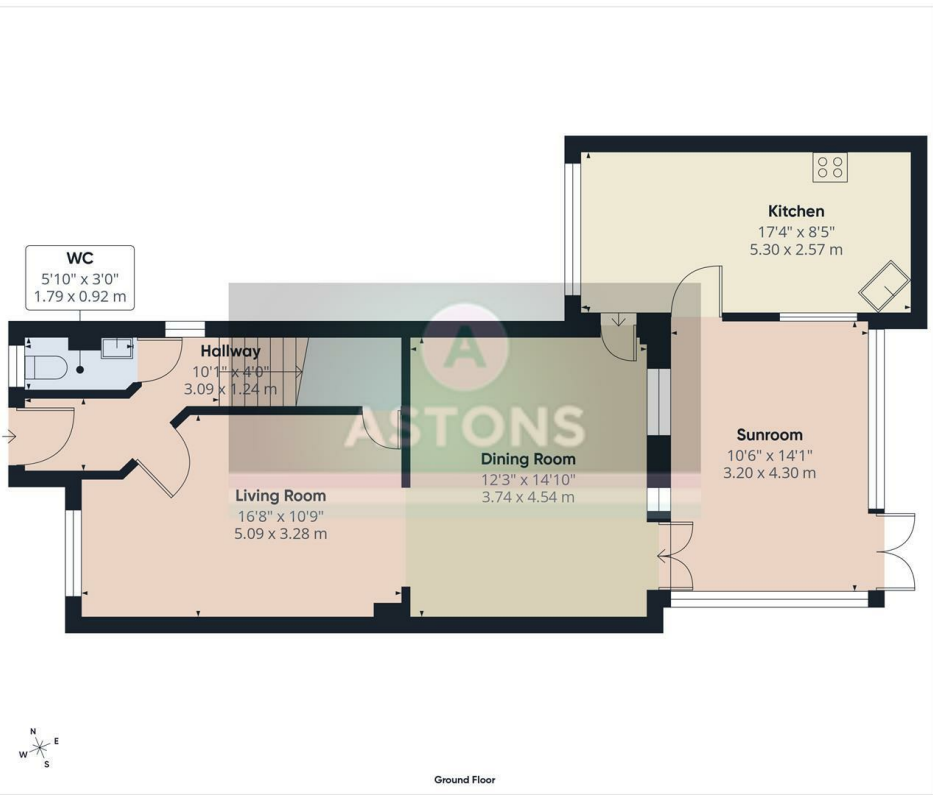
Driveway offering parking for two vehicles.

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

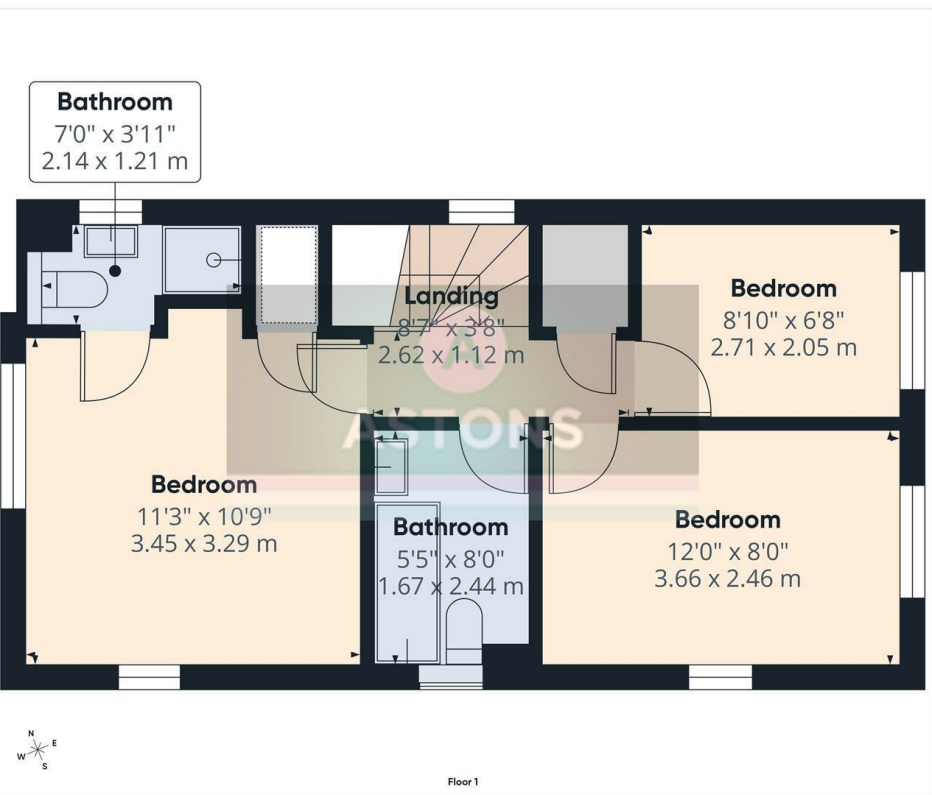


Approximate total area⁽¹⁾
743 ft²
69 m²

(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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Approximate total area⁽¹⁾
404 ft²
37.6 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
24-31	A		
21-23	B		
18-20	C		
15-17	D		
12-14	E		
9-11	F		
6-8	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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