



ASTONS



Stone Court
Worth, RH10 7RX

£650,000

Situated in the modern Stone Court development, within the sought after Worth area, this delightful detached house on Stone Court offers spacious accommodation, in excess of 1,500sq ft. The property was built in 2010 and is well presented with neutral decor throughout. The house benefits from a good sized kitchen/dining/sitting room which is perfect social space for family life, two further reception rooms, four spacious bedrooms, an en-suite shower room to the main bedroom.

Outside the property has a landscaped rear garden which enjoys a southerly aspect and is ideal for entertaining. To the side there is a driveway and garage with electric roll over door.

The property is ideally located close to transport links including the M23 motorway, bus routes and Three Bridges train station. Further benefits of the location are the well regarded schools for all ages nearby, the Worth Way park, and local shops and pubs in the nearby Maidenbower.

With its appealing design and practical features, this property is a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely house your new home.



Hallway

Part double glazed front door, radiator, recessed down lighters, bespoke under stairs storage units, wood flooring, Nest thermostat, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc and pedestal hand basin with tiled splashbacks, work surface to one side with space for a washing machine and tumble dryer and wall units over, wood floor, recessed down lighters.

Living Room

Double glazed window to the front and double glazed patio doors to the garden both with fitted plantation shutters, wood flooring, two radiators.

Office/Play Room

Double glazed window to the front with plantation shutters, radiator, wood flooring.

Kitchen/Dining/Living Room

Range of base and eye level white units with work surfaces over and tiled splashbacks, under unit lighting, stainless steel one and a half bowl stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level Bosch stainless steel double oven, gas hob with an extractor hood over, integrated dishwasher and fridge/freezer, wood flooring, recessed down lighters, double glazed windows to the side and rear with plantation shutters, double glazed conservatory sitting area with double glazed French casement doors to the garden, radiator.

Landing

Access via a pull down ladder to the boarded loft space, radiator, airing cupboard, doors to:

Bedroom One

Double glazed window to the front with plantation shutters, double glazed door to the balcony with shutters, fitted wardrobe, two radiators, recessed down lighters, door to:

Bedroom Two

Double glazed window to the front with plantation shutters, radiator, fitted wardrobe with sliding mirror fronted doors.

Bedroom Three

Double glazed window to the rear with plantation shutters, radiator, fitted wardrobe with sliding mirror fronted doors, recessed down lighters.

Bedroom Four

Double glazed window to the rear with plantation shutters, radiator, recessed down lighters.

Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and a separate mixer shower unit over, pedestal hand basin with a mixer tap and vanity unit below, wc, heated towel rail, tiled floor, part tiled walls, shaver point, obscured double glazed window, recessed down lighters, extractor fan.

To the Front

Path to the front door, driveway to the side leading to the garage.

Garage

With an electric roll over door, power and light, personal door to the garden.

Rear Garden

The garden is landscaped and enjoys a southerly aspect. It comprises a paved patio seating area adjacent to the house, decked area to the side with steps down to an artificial lawned area with fence enclosed borders, personal door to the garage, side access gate to the front.

Estate Charge

There is an annual estate charge payable which is approximately £250.00 PA.

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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.

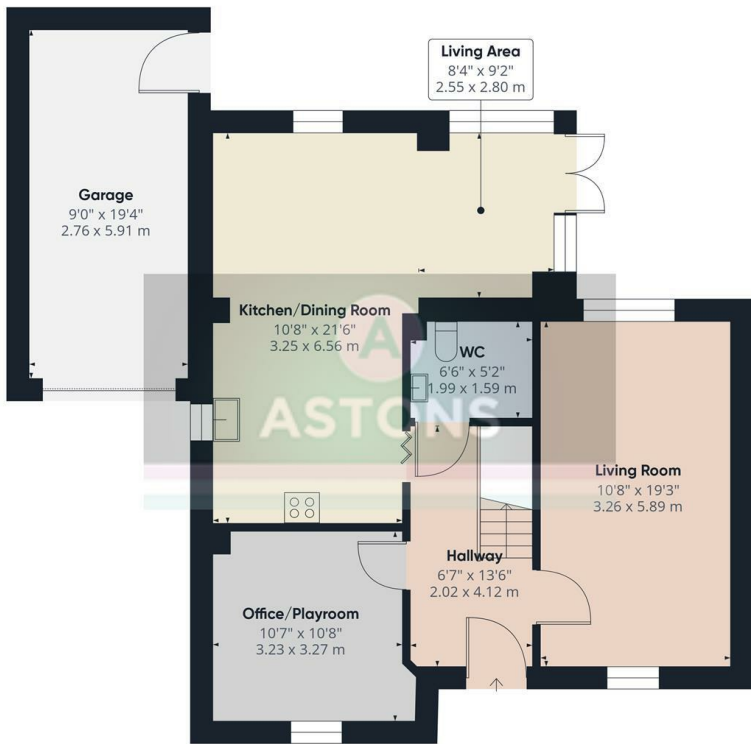
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Conveyancing - Lewis & Dick £200 per transaction

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

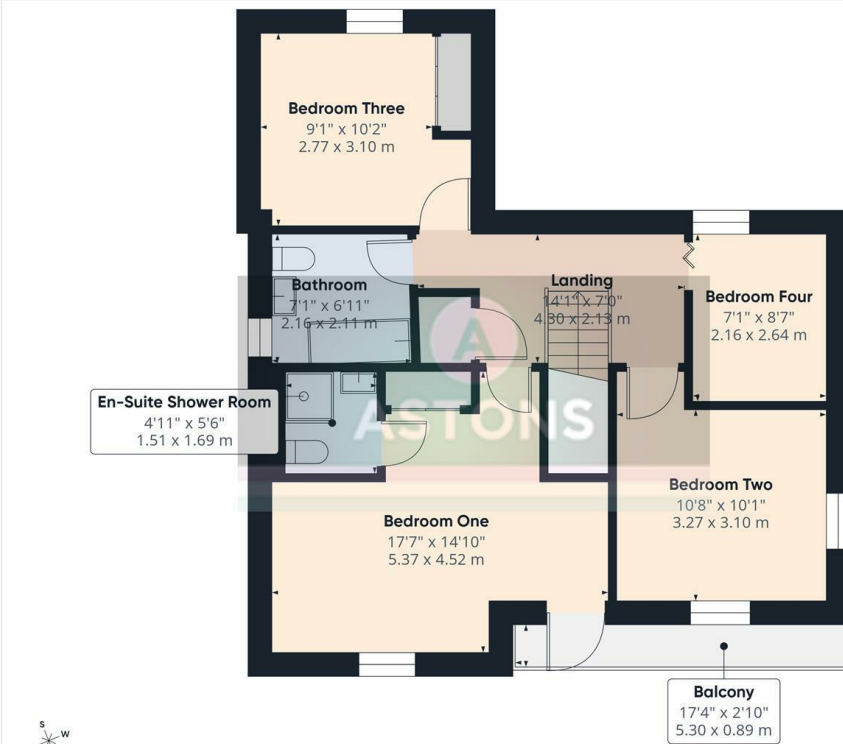


Approximate total area⁽¹⁾
924 ft²
86 m²

(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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Floor 1



Approximate total area⁽¹⁾
648 ft²
60.2 m²

Balconies and terraces
50 ft²
4.6 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
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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