



ASTONS



Gossops Green Lane
Gossops Green, RH11 8BJ

£525,000

Astons are delighted to offer this stunning and extended semi-detached house on Gossops Green Lane to the market. With four spacious bedrooms, this property is ideal for families seeking a welcoming and well presented home. The property has been extended by the current owners and now offers three reception rooms and a conservatory, and a good sized refitted kitchen/breakfast room with separate utility room.

The house also now offers a four bedrooms, one with an en-suite shower room and a refitted family bathroom. Outside the property has a driveway to the front which offers parking for up to three vehicles, and to the rear there is an attractive garden.

The property is ideally located with the Gossops Green area close to Ifield train station, local shops, amenities and schools for all ages, making it an excellent choice for those looking to settle in a vibrant neighbourhood. This home presents a wonderful opportunity for anyone seeking a spacious and versatile living space in a desirable area. Don't miss the chance to make this lovely property your own.



Hallway

Part double glazed front door, obscured double glazed windows to either side, coving, under stairs cupboard, stairs to the first floor, doors to:



Living Room

Double glazed window to the front with fitted shutters, feature living flame gas fire with a wooden mantel surround, coving, open through to:

Dining Room

Radiator, coving open to the conservatory.

Conservatory

Double glazed windows to three sides, double glazed French casement doors to the garden, tiled floor.

Kitchen/Breakfast Room

Refitted range of base and eye level panel fronted units with granite work surfaces over and matching splashbacks, ceramic sink with a mixer tap and drainer, built in eye level double oven, gas hob with an extractor fan above, integrated slimline dishwasher, space for a fridge/freezer, radiator, under stairs cupboard, wood effect flooring, two double glazed windows to the rear with fitted shutters, part double glazed door to the side, recessed down lighters.

Utility Room

Range of base and eye level units with work surfaces over and matching splashbacks, stainless steel sink with a mixer tap, space for a washing machine and tumble dryer, extractor fan, wood effect flooring, door to:

Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and unit below, heated towel rail, wood effect flooring, extractor fan.



Study

Double glazed window to the front with fitted shutters, radiator, coving.



Landing

Access to the loft space, coving, doors to:

Bedroom One

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

Bedroom Two

Double glazed window to the rear with shutters, coving, radiator, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a Mira shower unit, hand basin with a mixer tap and vanity unit below, wc, tiled walls and floor, extractor fan, obscure double glazed window with shutters, recessed down lighters, shaver point, heated towel rail.

Bedroom Three

Double glazed window to the rear with shutters, radiator, coving.





Bedroom Four

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



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, wc, heated towel rail, obscured double glazed window with shutters, tiled walls and floor.

To The Front

Block paved driveway with parking for two to three cars, lawned area to the side, gated access to the rear.

Rear Garden

Paved patio terrace adjacent to the house leading to a lawned area with plant and shrub borders, path to the rear, wooden shed, side access gate.

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.

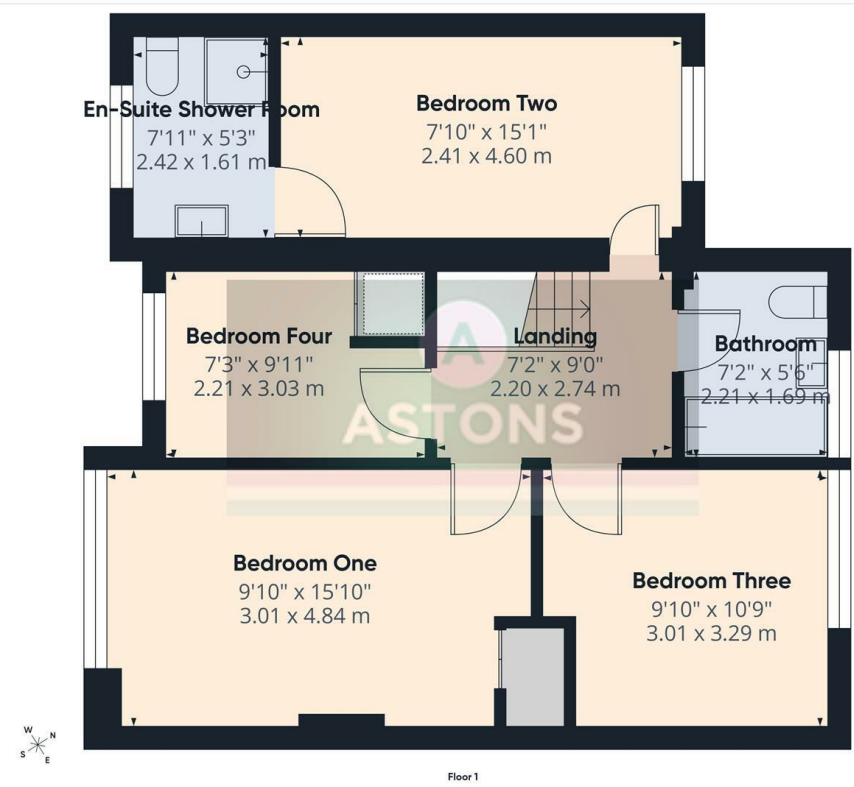


Approximate total area⁽¹⁾
729 ft²
67.8 m²

(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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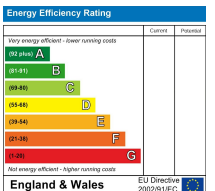
Approximate total area⁽¹⁾
577 ft²
53.6 m²

(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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