



ASTONS



Harewood Close
Crawley, RH10 8AL

Guide Price £550,000

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*** Guide Price £550,000 - £575,000 ***

Welcome to this charming house located on Harewood Close in the vibrant town of Crawley. This delightful property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is perfect for family gatherings or hosting friends, ensuring a warm and inviting atmosphere.

With four well-proportioned bedrooms, this house offers plenty of room for a growing family or those who enjoy having guests. Each bedroom is designed to provide comfort and privacy, making it an ideal retreat at the end of a busy day. The two bathrooms add convenience, catering to the needs of a modern household.

Entrance Porch

PVC front door, vinyl flooring, door to;

Living Room

Central feature wood burner, two sets of PVC french to garden, large double glazed window to front aspect, wood laminate flooring, radiator, stairs to first floor landing, doors to;

Kitchen

Fitted with a range of floor and eye level units, inset sink with tap and drainer, eye level double oven, electric hob with tiled splash bank and stainless steel extractor fan, built-in fridge/freezer, built-in washing machine and dishwasher, double glazed PVC patio door to side access, double glazed window to rear aspect, tiled flooring.

Reception Room

Double glazed window to front aspect, PVC patio door to side access, radiator.

Downstairs w/c

Comprising of w/c, hand basin with taps and tiled splash back, obscured double glazed window, wood laminate flooring.

Landing

Obscured double glazed patio door to balcony, door to;

Bedroom One

Built in hand basin and unit. double glazed PVC windows to front and rear aspect, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

Bedroom Four

Double glazed window to front aspect, radiator.

Bathroom

Suite comprising of w/c, pedestal hand basin with taps and tiled splash back, inset bath with tiled walls and shower attachment, heated towel rail, vinyl flooring, obscured double glazed window to side aspect.

Games Room/Office

Obscured double PVC glazed door, double glazed window to front aspect, obscured double glazed to rear aspect, radiator.

Rear Garden

Patio area leading to lawn, side access to front.

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.

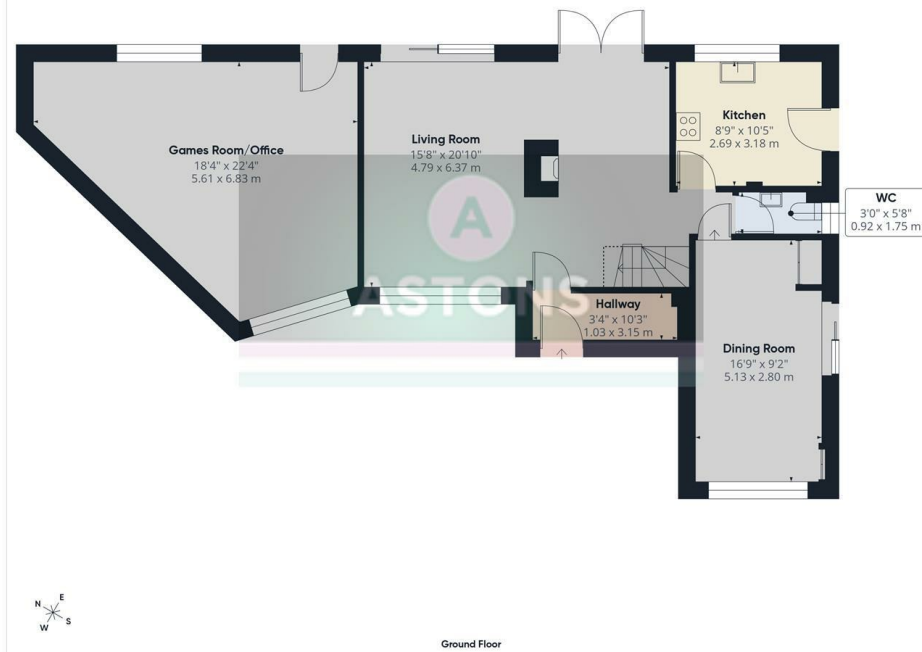
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





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Approximate total area⁽¹⁾

964 ft²
89.6 m²

Reduced headroom

9 ft²
0.9 m²

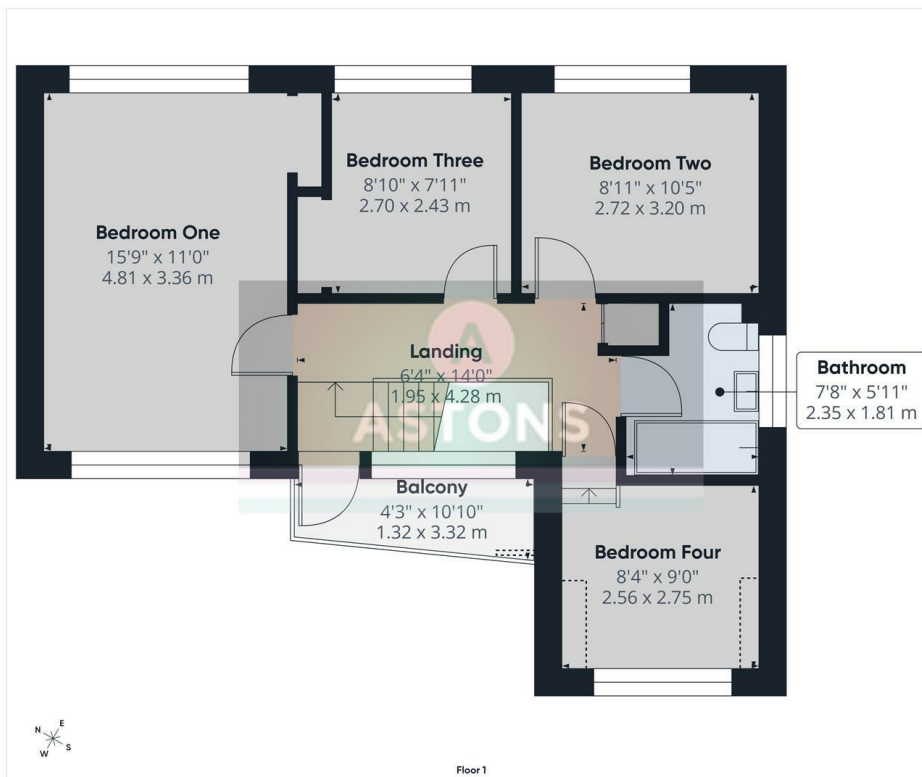
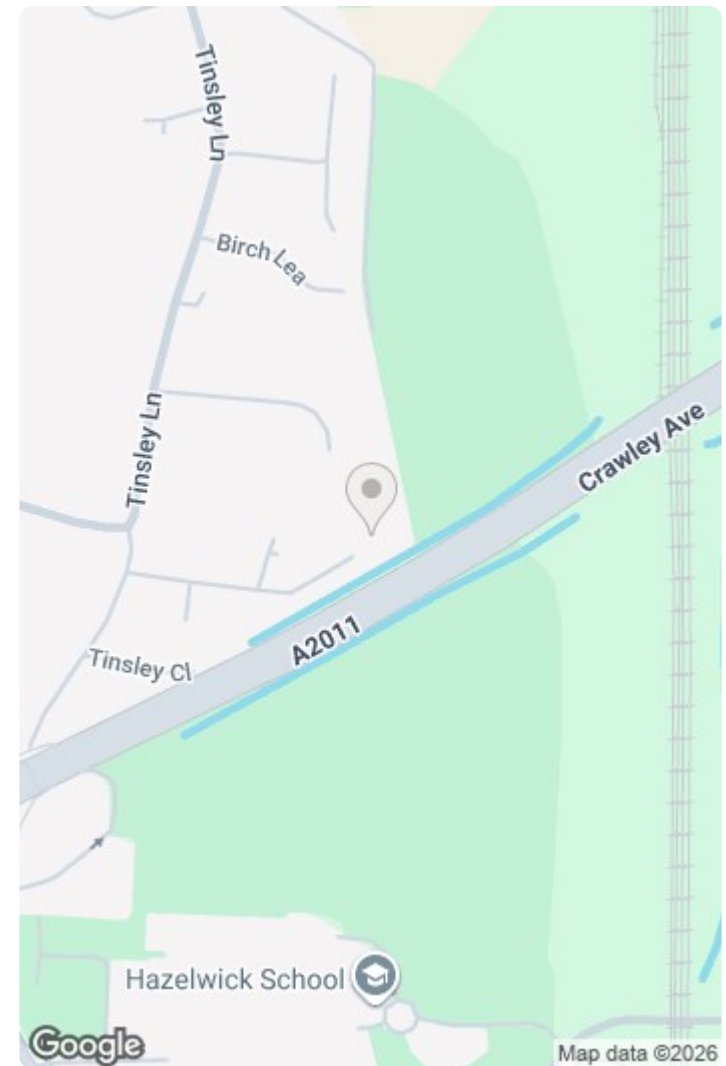
(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

542 ft²
50.4 m²

Balconies and terraces

41 ft²
3.8 m²

Reduced headroom

8 ft²
0.7 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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Energy Efficiency Rating		
How energy efficient - lower running costs		
92-100	A	78
81-91	B	
69-80	C	
55-68	D	
49-54	E	
41-48	F	51
35-40	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

