



ASTONS



Emerald Road
Crawley, RH10 3FZ

Offers In Excess Of £425,000

Astons are pleased to offer this delightful semi-detached house to the market. The property was built in 2020 and offers accommodation over three floors including a kitchen/diner, separate living room and three bedrooms with the main bedroom suite on the top floor with adjoining en-suite shower room.

The property is well presented throughout with modern fittings, double glazed windows and gas radiator heating. Outside the property has an enclosed rear garden which enjoys a westerly aspect- ideal for the afternoon sun, and to the front there is allocated parking for two cars.

Emerald Road is situated in a desirable Forge Wood area of Crawley, offering easy access to local amenities, nursery and primary school, and transport links including bus routes to Gatwick Airport.

In summary, this semi-detached house is a fantastic opportunity for anyone seeking a modern, spacious, and conveniently located home in Crawley. Don't miss the chance to make this lovely property your own.



Hallway

Front door, door to:

Lounge

Double glazed window to the front, radiator, wood effect flooring, under stairs cupboard, door to:

Inner Lobby

Wood effect flooring, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc and a hand basin with a mixer tap, part tiled walls, radiator.

Kitchen/Dining Room

Range of base and eye level units with work surfaces over and matching splashbacks, under unit lighting, part tiled walls, stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a hob over and extractor hood above, integrated fridge/freezer, and washing machine, unit housing the gas fired boiler, recessed down lighters, double glazed window to the rear and double glazed French casement doors to the garden, wood effect flooring, radiator.

Landing

Stairs to the second floor, doors to:

Bedroom Two

Two double glazed windows to the front, radiator, two built in wardrobes.

Bedroom Three

Double glazed window to the rear, two built in wardrobes, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and a separate Mira shower unit, pedestal hand basin with a mixer tap and wc, part tiled walls, heated towel rail, recessed down lighters, obscured double glazed window.

Second Floor Landing

Storage cupboard, door to:

Bedroom One

Double glazed window to the front, two eaves cupboards, access to the loft space, recessed drawers, radiator, door to:

En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, double glazed Velux window, extractor fan, recessed down lighters.

To The Front

There are two allocated parking spaces directly to the front of the property, path to the front door.

Rear Garden

Paved patio area adjacent to the rear of the house leading to a lawned area with fence enclosed borders, side access gate, wooden shed.

Estate Charge

There is an estate charge payable with this property which is approximately £400PA.

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.

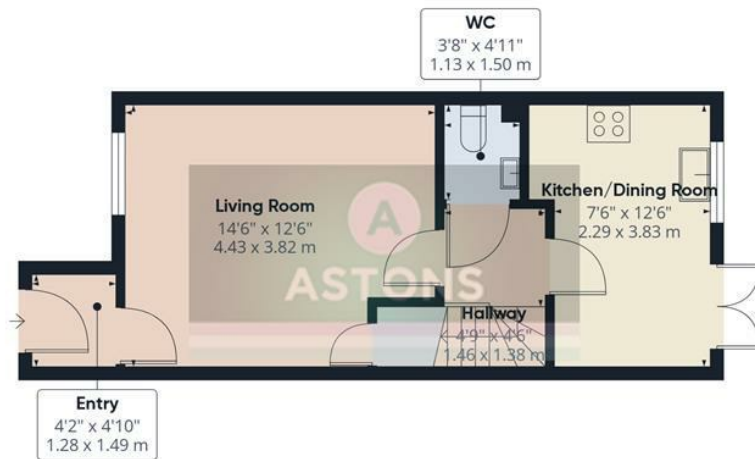
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

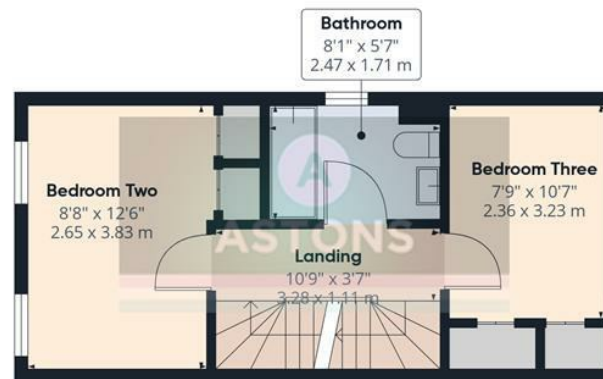
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor



Floor 1



Floor 2

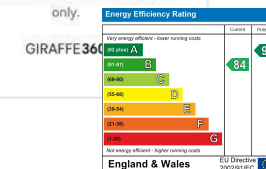


Approximate total area⁽¹⁾

918 ft²
85.3 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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