



ASTONS



Terry Road  
Crawley, West Sussex RH11 9LA

£349,950

## Terry Road, Crawley, West Sussex RH11 9LA

Astons are delighted to market this superbly presented and extended three bedroom house, situated within the popular residential area of Broadfield. Inside this vastly improved home features a light and airy living room, a refitted kitchen which flows into a separate dining room, a fitted downstairs cloakroom, a study/fourth bedroom, a refitted bathroom and three good sized bedrooms, to the rear is a tranquil, private and enclosed courtyard garden, additional benefits of this property include upvc double glazed windows and gas central heating.

### Entrance Porch

Replacement front door opening to entrance porch which features units at base and eye level, space, power and plumbing for washing machine and tumble dryer, 'LVT' flooring, opening to:

### Utility

Fitted with units at base and eye level, double glazed window to side aspect, 'LVT' flooring, radiator.

### Hallway

With 'LVT' flooring, stairs to first floor, doors to:

### Downstairs Cloakroom

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

### Kitchen

Refitted with a range of units at base and eye level, space and power for fridge-freezer, integrated double oven, microwave and dishwasher, gas hob with stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, wall radiator, access to larder, 'LVT' flooring, opening to:

### Dining Room

With double glazed patio door to rear garden, double glazed window to rear aspect, radiator, 'LVT' flooring, double glazed french doors to rear garden, double glazed velux windows, opening to:

### Living Room

With 'LVT' flooring and radiator.

### Study/Bedroom Four

With double glazed windows to front aspect and radiator.

### Landing

With double glazed window to front aspect, radiator, access to airing cupboard and storage cupboard, doors to:

### Bathroom

Refitted white suite comprising of w/c, wash hand basin with mixer-tap and under counter units, enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, tiled walls, vinyl floor, obscure double glazed window to front aspect.

### Bedroom One

Double glazed windows to rear aspect, radiator, fitted wardrobe with sliding doors.

### Bedroom Two

Double glazed windows to rear aspect, radiator, access to in-built cupboard.

### Bedroom Three

Double glazed windows to rear aspect, radiator.

### To The Rear

Tranquil courtyard garden with outside tap and power point, fence enclosed with rear gate access.

### To The Front

With small patio area adjacent to property.

### 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

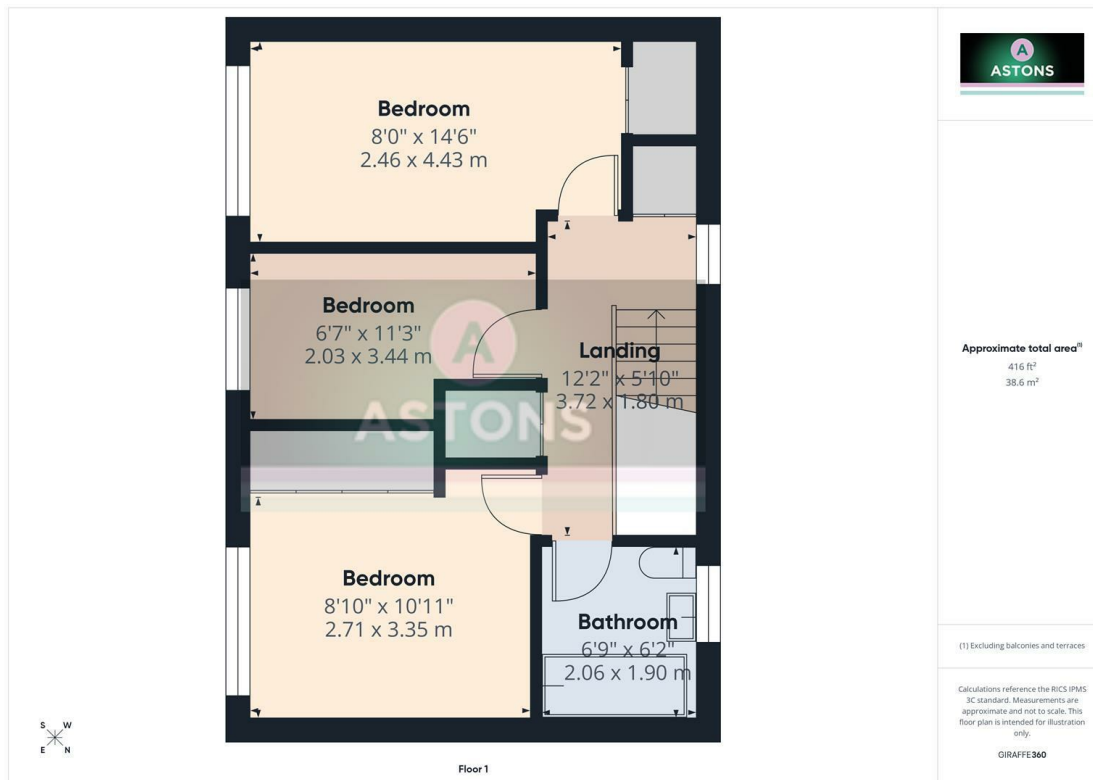
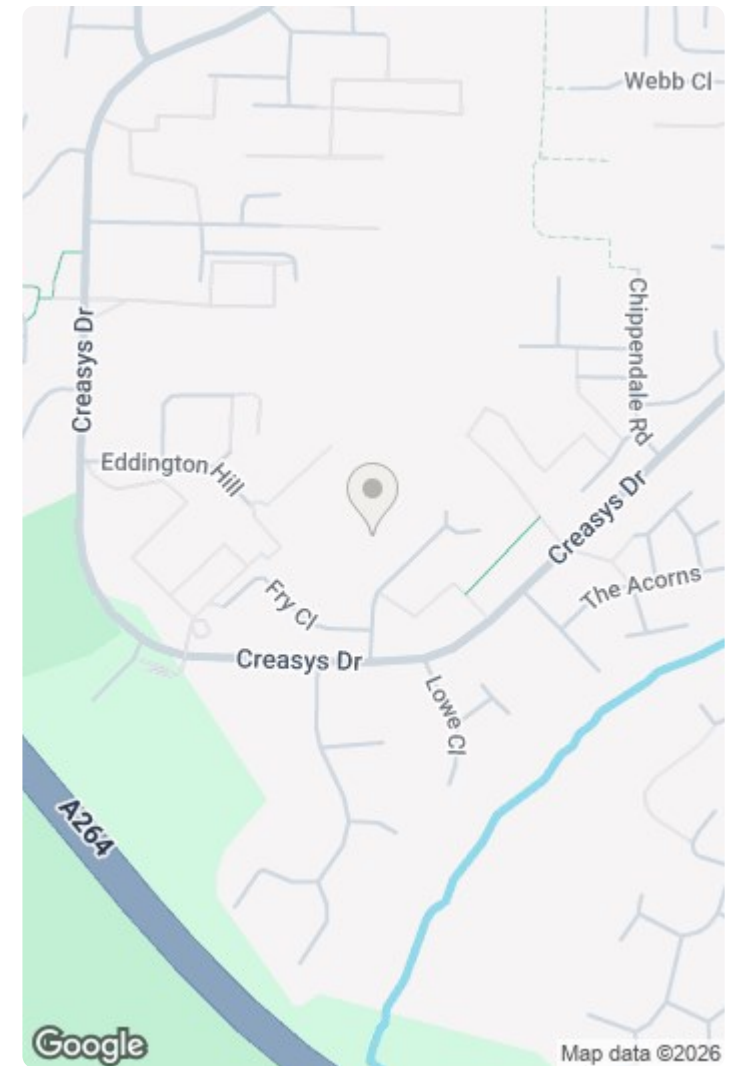
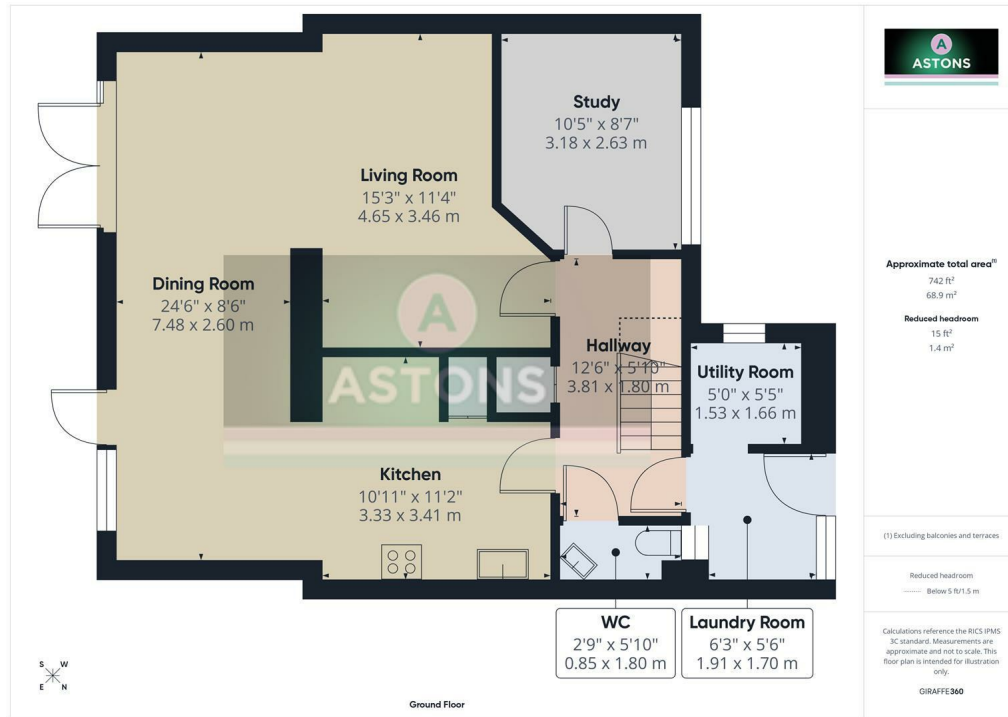
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.





Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
31-35	A		
21-30	B		
13-20	C		
8-12	D		
3-7	E		
2	F		
1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

