

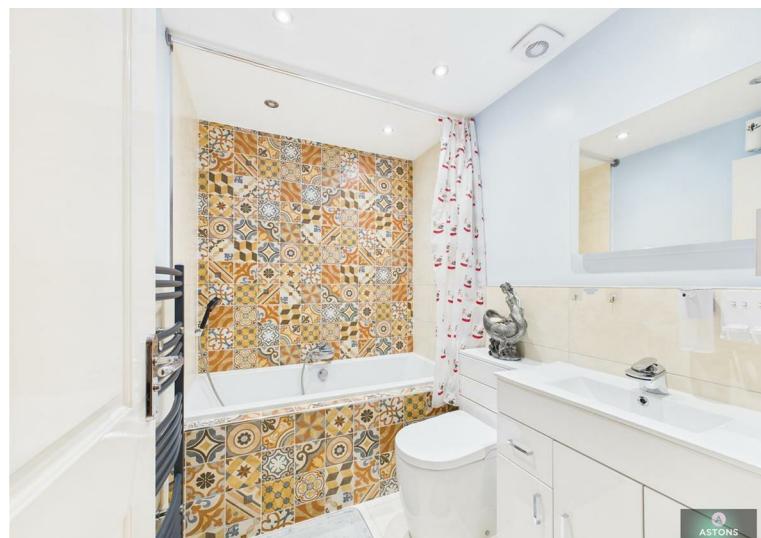


Rawlinson Road  
Crawley, West Sussex RH10 7DP

Guide Price £400,000

\*\*\* Guide Price £400,000 - £425,000 \*\*\*

Astons are delighted to market this well presented three bedroom town house, situated within the popular residential area of Maidenbower, located within close proximity of local amenities, transport links, schools and parks. Inside this wonderful home features a fitted kitchen/dining room, a refitted bathroom, a light and airy living room, a fitted downstairs cloakroom and three excellent sized bedrooms with bedroom one boasting a fitted en-suite. To the rear is a tranquil and well thought out garden, additional benefits of this property include gas central heating, double glazed windows, a garage, solar panels and a driveway offering parking for two cars.



## Entrance Hallway

Front door opening to hallway with wood effect laminate flooring, radiator, access to coat cupboard, access to under stairs cupboard, doors to:



## First Floor Landing

Wood effect laminate flooring, radiator, stairs to second floor landing, doors to:

## Kitchen/Dining Room

Fitted with a range of units at base and eye level, space, power and plumbing for dishwasher, integrated cooker with extractor hood over, integrated fridge-freezer, stainless steel sink with mixer-tap and drainer, tiled floor, double glazed window to rear aspect, radiator, double glazed French doors opening to balcony which over looks the rear garden.



## Living Room

With wood effect laminate flooring, radiator, double glazed window to front aspect, wall mounted air conditioning unit, double glazed French doors to 'Juliette' balcony.

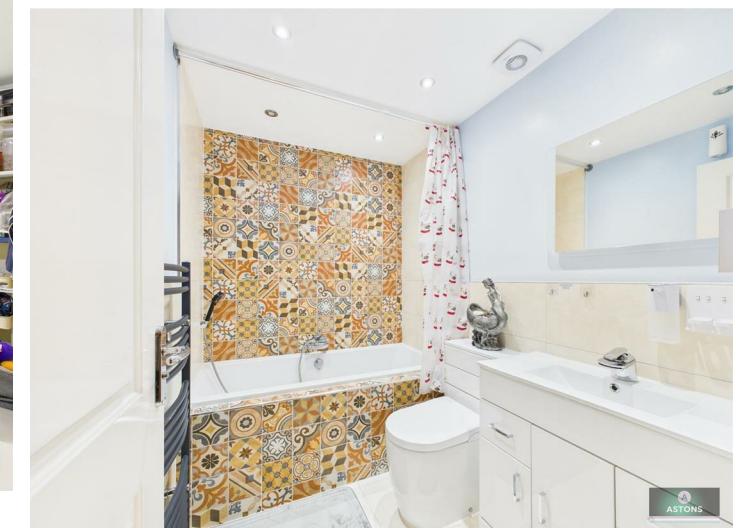


## Second Floor Landing

With access to airing cupboard and loft space,

## Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, enclosed bathtub with mixer-tap, heated towel rail, extractor fan, part tiled walls, tiled floor.



## Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with splash back tiles, vinyl floor, radiator.



## Bedroom Three

With wood effect laminate flooring, radiator, wall mounted gas fire boiler, double glazed French doors to rear garden.



## Bedroom Two

Double glazed windows to rear aspect, radiators, access to in-built wardrobes.



## Bedroom One

With double glazed windows to front aspect, radiator, access to in-built wardrobes, wall mounted air conditioning unit.



## En-Suite

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, radiator, part tiled walls, tiled floor, extractor fan.



## To The Rear

Tranquil enclosed garden with artificial turf, composite decking seating area at the end of the garden with gazebo, fence enclosed.



## Garage

With up and over door, power and light, space, power and plumbing for washing machine, integral door to hallway on ground floor.

## Estate Charge

There is an annual estate charge payable for this property which is £274.00

## To The Front

Driveway offering parking for two vehicles.

## 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 Pot

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(70-80) C

(55-69) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC

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