



Bracken Close
Crawley, West Sussex RH10 8JR

Guide Price £525,000

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Astons are delighted to market this superb and substantial three bedroom detached bungalow, situated within the ever popular residential area of Northgate, located within close proximity of local amenities, transport links and parks. Inside this charming property consists of a light and airy lounge/dining room, a refitted kitchen, a refitted bathroom, three good sized bedrooms, a fitted downstairs cloakroom and a conservatory. To the rear is a generously sized garden offering side gate access to the front of the property which boasts a garage and driveway which offers parking for two vehicles. This bungalow is offered to market with no onward chain.

Entrance Porch

Front door opening to entrance porch which consists of wood effect laminate flooring, double glazed window to front aspect, coving, radiator, folding door to and double glazed french doors to:

Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with splash back tiles, radiator, wood effect laminate flooring, obscure double glazed window to front aspect.

Hallway

Wood effect laminate flooring, radiator, coving, access to storage cupboard and airing cupboard, access to loft space, doors to:

Lounge/Dining Room

Light and airy room with double glazed windows to front aspect, bespoke shutters, coving, radiators, double glazed sliding patio door to:

Conservatory

With wood effect laminate flooring, double glazed windows to rear aspect, double glazed sliding patio door to rear garden.

Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated dishwasher and cooker with gas hob, stainless steel extractor hood, composite sink with drainer and stainless steel mixer-tap, tile effect vinyl

flooring, coving, radiator, double glazed windows to rear aspect, obscure double glazed patio door leading to porch which comprises of tiled floor and obscure double glazed patio doors offering front and rear access.

Bathroom

Refitted four piece white suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, tile enclosed bathtub with mixer-tap, walk in shower with shower unit, heated towel rail, tiled walls, vinyl floor, obscure double glazed windows to rear aspect.

Bedroom One

With double glazed windows to front aspect, bespoke shutters, radiator, coving, fitted wardrobe with sliding mirrored doors.

Bedroom Two

With double glazed windows to front aspect, bespoke shutters, wood effect laminate flooring, radiator, coving, access to in-built wardrobe.

Bedroom Three/Study

With double glazed windows to rear aspect, wood effect laminate flooring, radiator, coving.

To The Rear

Tranquil and mature rear garden with patio area adjacent to property, outside tap and power points, lawn garden with a range of shrubs and hedges to borders, fence enclosed with side gate access.

Garage

With up and over door, power and light.

To The Front

Driveway offering parking for two vehicles, charming front garden with a range of shrubs to borders.

Disclaimer

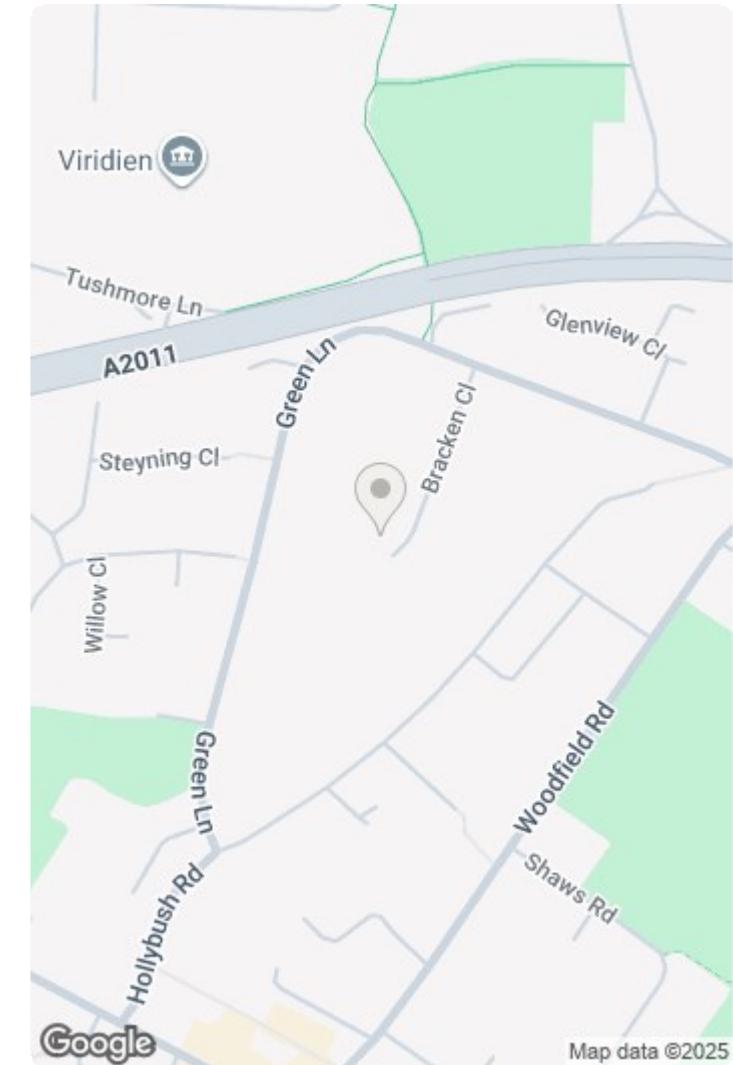
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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





The figure shows a horizontal scale for energy efficiency ratings. At the top left is the text 'Energy Efficiency Rating'. At the top right are the words 'Current' and 'Previous'. Below the scale, the text 'Not energy efficient - higher running costs' is centered. The scale itself is a horizontal line with seven colored segments, each labeled with a letter from A to G. The segments are: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each segment is preceded by a numerical value in parentheses: (92 plus) for A, (81-91) for B, (79-80) for C, (55-68) for D, (33-54) for E, (21-38) for F, and (1-20) for G. A green arrow points from the right side of the scale towards the 'Previous' label.

Environmental Impact (CO ₂) Rating		Current	Plan
Very environmentally friendly	lower CO ₂ emissions		
(92 plus)	A		
(81-91)	B		
(80-60)	C		
(55-60)	D		
(33-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

