



Deerswood Road  
Crawley, West Sussex RH11 7JR  
**£435,000**

Welcome to Deerswood Road, West Green- an extended three bedroom house situated in a central location close to the town centre and amenities. This delightful house boasts 2 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own.

The property features 2 bathrooms, ensuring convenience and comfort for all residents. Situated in a peaceful neighbourhood, this house provides a tranquil retreat from the hustle and bustle of everyday life. Whether you're looking to host gatherings in the spacious reception rooms or enjoy quiet evenings in the comfort of your own bedroom, this house offers the ideal blend of space and intimacy.

Don't miss out on the opportunity to make this house your own - schedule a viewing today and envision the endless possibilities that Deerswood Road has to offer!



## Hallway

Part double glazed front door with obscured double glazed windows to both sides, wood flooring, stairs to the first floor, under stairs storage cupboard, doors to:



## Kitchen/Dining/Sitting Room

Refitted range of base and eye level modern handle-less units with slimline stone effect work surfaces over and matching splash backs, central island unit with an inset sink unit with a mixer tap, built in eye level stainless steel AEG oven, AEG hob with stylish Neff extractor hood above, space for a fridge/freezer and dishwasher, open to the dining area with a vertical radiator, open again to the sitting room with double glazed french casement doors to the garden, two vertical radiators, two double glazed velux windows, wood flooring throughout the area.

## Utility Room

Upvc door to the side access, space and plumbing for a washing machine and tumble dryer, double glazed door to the garden, double glazed velux window, wood effect flooring, door to:

## Downstairs Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc, part tiled walls, wood effect flooring, radiator, extractor fan.

## Bedroom One

Double glazed window to the front, radiator, built in wardrobe, wood effect flooring, coving.



## Lounge

Double glazed window to the front, wood flooring, coving, radiator, open through to:



## Landing

Access to the loft space, radiator, coving, cupboard, wood effect flooring, doors to:

## Bedroom Two

Double glazed window to the rear, radiator built in wardrobe, wood effect flooring.

## Bedroom Three

Double glazed window to the front, radiator, wood effect flooring.

## Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and mixer shower unit over and glass screen, pedestal hand basin with a mixer tap, wc, wall unit, two obscured double glazed windows, heated towel rail, wood effect flooring, part tiled walls.

## To The Front

Block paved driveway with parking for two cars.

## Rear Garden

The garden is mainly lawned with plant and shrub borders, fence enclosed, two brick built stores to the side.

## Disclaimer

Please note in accordance with the Property



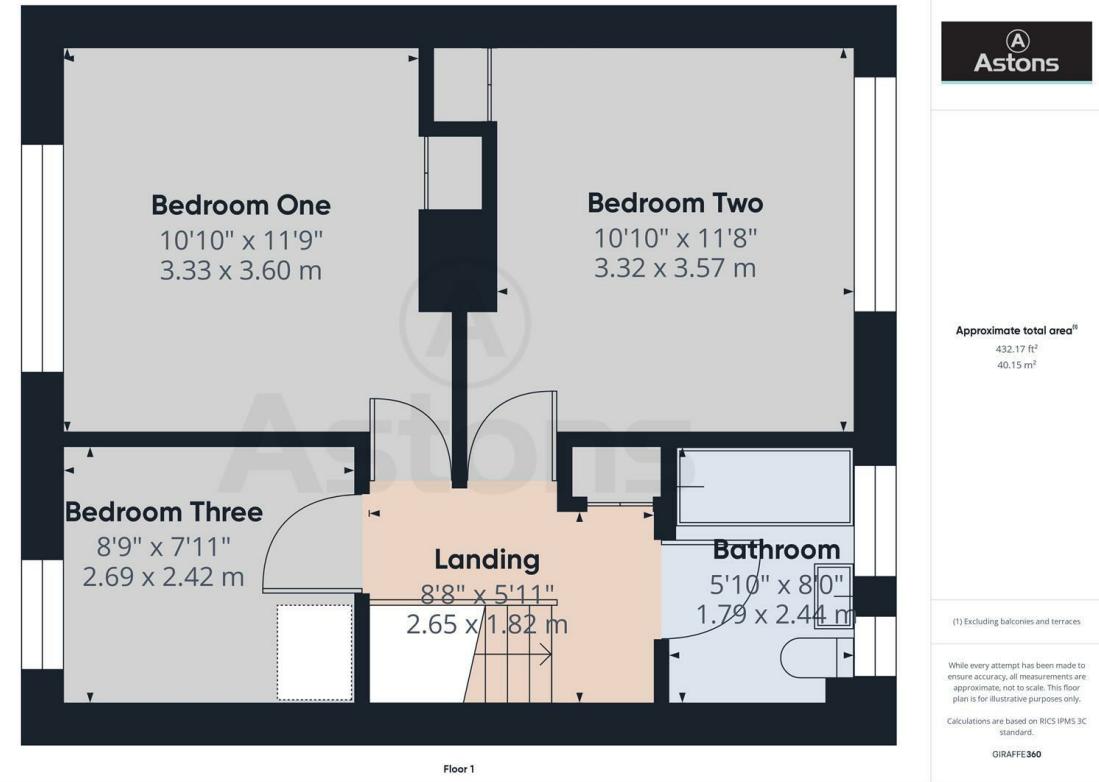
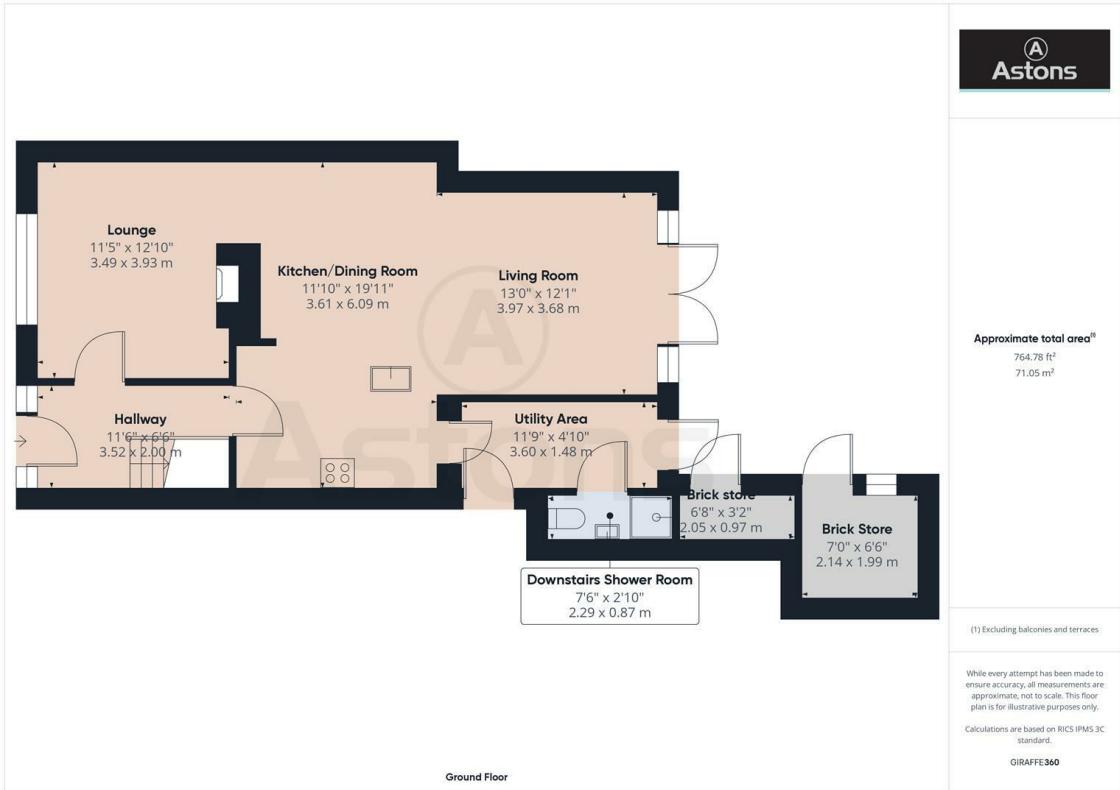
Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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 |
|---|-----------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) | A                       |           |
| (91-91)                                     | B         |                         |           |
| (89-89)                                     | C         |                         |           |
| (88-88)                                     | D         |                         |           |
| (86-86)                                     | E         |                         |           |
| (84-84)                                     | F         |                         |           |
| (81-81)                                     | G         |                         |           |
| Not energy efficient - higher running costs |           |                         |           |
| England & Wales                             |           | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           | Current                 | Potential |
|---|-----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) | A                       |           |
| (91-91)   | B         |                         |           |
| (89-89)   | C         |                         |           |
| (88-88)   | D         |                         |           |
| (86-86)   | E         |                         |           |
| (84-84)   | F         |                         |           |
| (81-81)   | G         |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |           |
| England & Wales   |           | EU Directive 2002/91/EC |           |