



Holder Road
Crawley, West Sussex RH10 7HL

Offers In Excess Of £325,000

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Astons are delighted to market this two bedroom house, situated within the ever popular residential area of Maidenbower, close to local amenities, parks, schools and transport links and within a short walking distance to Tilgate park. Inside this property features a light and airy lounge/dining room, a fitted kitchen, two good sized bedrooms and a fitted bathroom, to the rear is a private enclosed garden, to the front is private off road parking for two vehicles. This lovely home is offered to market with no onward chain.

Hallway

Front door opening to entrance hallway which comprises of radiator, stairs to first floor, doors to:

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker with gas hob, stainless steel sink with mixer-tap and drainer, part tiled walls, radiator, wall mounted gas fire boiler, double glazed window to front aspect.

Lounge/Dining Room

With double glazed window to rear aspect, double glazed french doors to rear garden, coving, radiator, access to under-stairs cupboard.

Landing

With access to airing cupboard and loft space, doors to:

Bedroom One

With double glazed windows to rear aspect, radiator, access to in-built wardrobe.

Bedroom Two

With double glazed window front aspect, radiator, access to in-built cupboard.

Bathroom

Fitted suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with mixer-tap and shower unit, radiator, extractor fan, part tiled walls, vinyl floor.

To The Rear

Patio area adjacent to property, lawn garden, timber post wire fence enclosed.

To The Front

With two private off road parking spaces, patio path to front door.

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

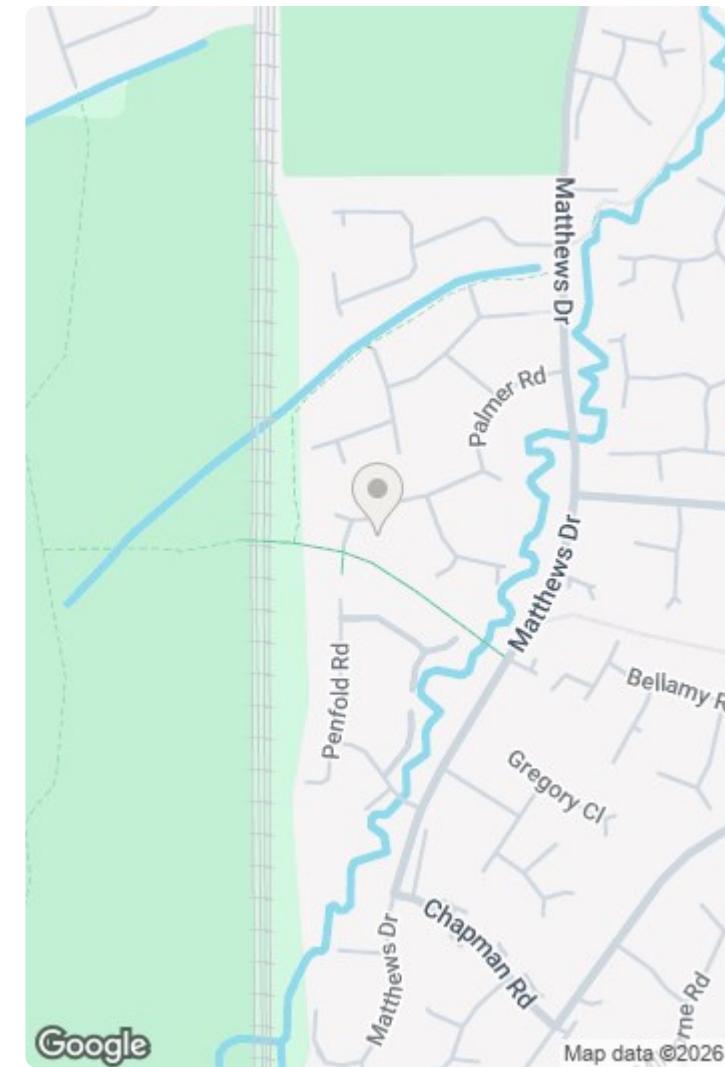
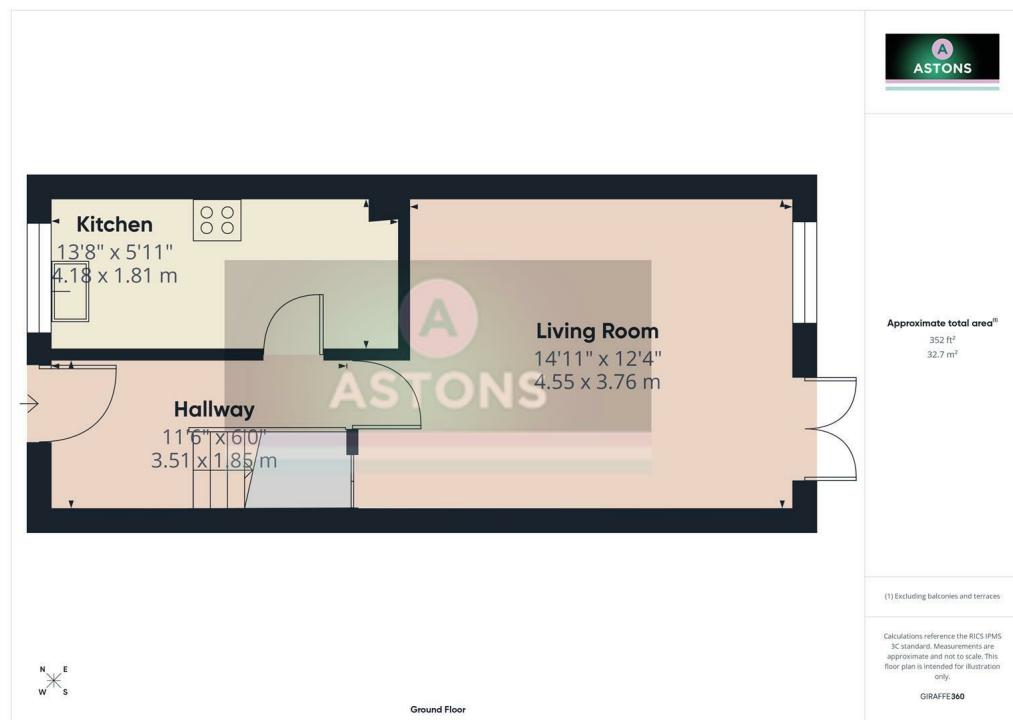
which are obligatory, and you are free to use service providers of your choice.

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	
	Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales	EU Directive 2002/91/EC		87	67

Environmental Impact (CO ₂) Rating	Current		Potential	
	Current	Potential	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions				
England & Wales	EU Directive 2002/91/EC			

