



**Albany Road**  
**West Green, West Sussex RH11 7DG**  
**£1,950**

Astons are delighted to market this extensively improved and extended three/four bedroom semi detached house in the highly desirable residential location of West Green, Crawley. \* Available 10th November \* Part furnished \*

Situated within close proximity of local schools, amenities and transport links, including Crawley station. Inside this wonderful family, which features a light and airy living room with newly installed log burner, a study/fourth bedroom, a fitted utility room with refitted downstairs cloakroom, a simply exquisite kitchen/dining family room with by-fold doors to enclosed west facing rear garden, three excellent bedrooms on the first floor and refitted family bathroom. Additional benefits of this redecorated and drastically improved home include, updated electrics, gas central heating with a newly installed combination boiler, upvc double glazing, cavity wall and loft insulation throughout, all improvements have been carried out within the last two years, this home now boasts a 25% drop in fuel consumption due to the improvements. Council Tax band 'D'.



# Albany Road, West Green, West Sussex RH11 7DG

## Entrance Hallway



As you enter this inviting family home you come through the entrance hallway which features sanded and varnished wood flooring, a radiator, coving, internal french doors, refitted wall panelling and ample coat hangers with doors to:

## Living Room



A charming light and airy living room with double glazed windows to front aspect, coving, radiator and newly installed log burner, sanded and varnished wood flooring.

## Utility Room



Refitted utility room comprising of a range of units at base and eye level, space, power and plumbing for washing machine and tumble dryer, oak work-tops, butler sink with mixer-tap and splash back tiles, electric panel heater, coving, sanded and varnished wood flooring, by-folding door to:

## Downstairs Cloakroom



Refitted suite comprising of low level w/c, wash hand basin with mixer-tap and splash back tiles, tiled floor.

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## Study/Bedroom Four



A bright room which can be used as either a study or fourth bedroom, this room features, sanded and vanished wood flooring, radiator, coving, double glazed french patio doors to rear garden.

## Bedroom One



Double glazed windows to front aspect, radiator, coving, newly fitted carpet.

## Kitchen/Dining Family Room



A truly exceptional room with a real wow factor, the refitted kitchen features a range of units at base and eye level, space, power and plumbing for dishwasher and fridge-freezer, space and power for range cooker, oak work-tops, butler sink with stainless steel detachable mixer-tap and drainer, feature island with units at base level, two feature wall radiators, feature double glazed sky lights, pantry with power points, obscure double glazed patio door to side aspect, limestone flooring, double glazed by-fold doors to rear garden.

## Landing

Spacious landing with access to loft space which features an extra 12cm of insulation, access to airing cupboard, coving, newly fitted carpet, doors to:

## Bedroom Two



Double glazed windows to rear aspect, radiator, coving, newly fitted carpet.



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## Bedroom Three



Double glazed window to rear aspect, sanded and varnished wood flooring, radiator.

## Bathroom



Three piece white suite comprising of w/c, panel enclosed bathtub with mixer-tap, wash hand basin with under counter unit, heated towel rail, extractor fan, coving, tile effect vinyl floor, obscure double glazed window to front aspect.

## To The Rear



Newly fitted limestone patio area adjacent to property, lawn garden with shed to rear, patio seating area leading to side access, fence enclosed with range of shrubs and hedges to boarders.

## To The Front



Dwarf wall with gate opening to patio frontage.

## Council Tax Band

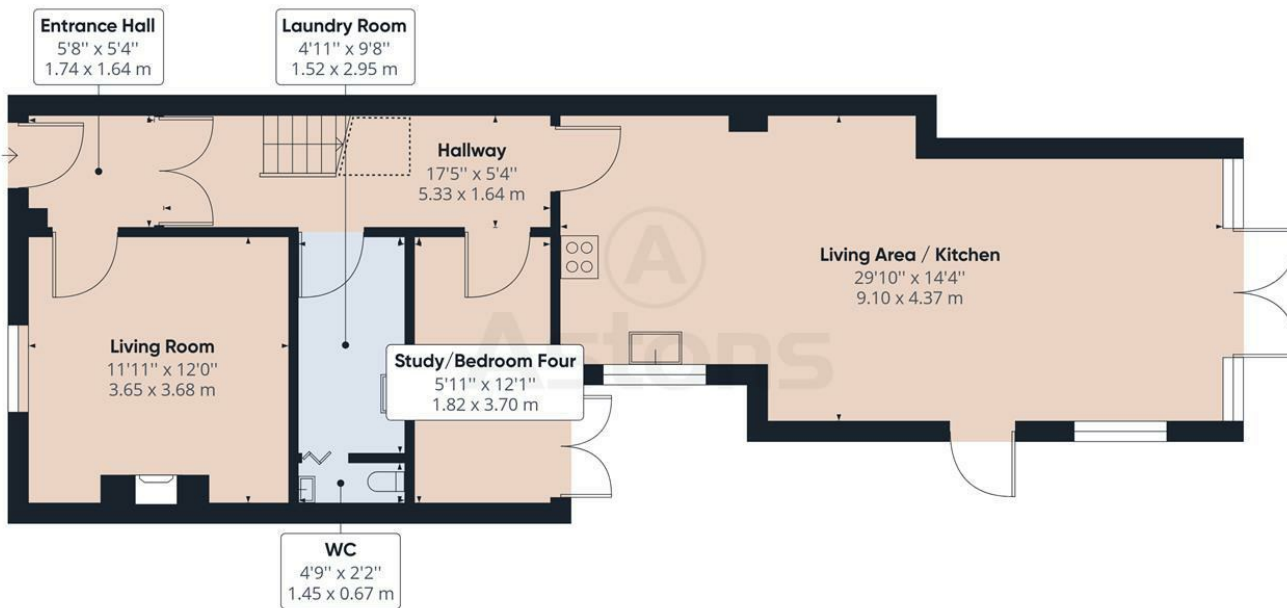
This property is council tax band 'D'.

## Disclaimer

Members of the property ombudsman  
Members of CMP for client money protection  
holding deposit equivalent of one week rent  
security deposit equivalent 5 weeks rent

## Albany Road, West Green, West Sussex RH11 7DG





Approximate total area<sup>(1)</sup>

783.97 ft<sup>2</sup>  
72.83 m<sup>2</sup>

Reduced headroom

15.46 ft<sup>2</sup>  
1.44 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

