

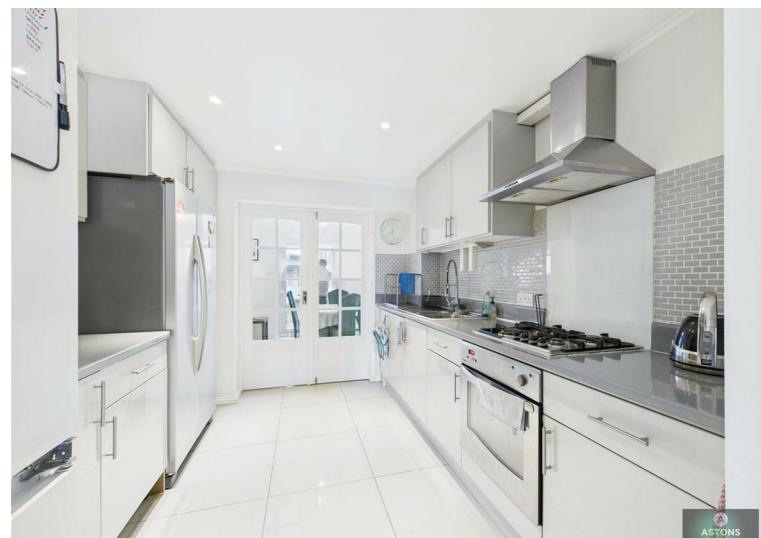


Brock Road  
Langley Green, RH11 7PS  
**£385,000**

Astons are pleased to offer this extended three/four-bedroom house to the market. The property boasts extended downstairs accommodation, providing ample space for both relaxation and entertaining. The property offers an open plan kitchen area which leads to the sitting room at the rear. The separate lounge could be used as a fourth bedroom or office space if required.

One of the standout features of this home is the convenient downstairs cloakroom, adding an extra layer of practicality for busy households. The property is further enhanced by a generous driveway, offering parking for up to four cars, which is a rare find in this area and ensures that you and your guests will never be short of space.

With its inviting atmosphere and thoughtful design, this house is perfect for families or anyone seeking a comfortable living environment in a desirable location. The proximity to local amenities and transport links makes it an excellent choice for those looking to settle in Crawley. This property truly represents a wonderful opportunity to create lasting memories in a lovely home.



## Hallway

Obscured double glazed front door, tiled floor, vertical radiator, fitted coats cupboard, recessed down lighters, under stairs cupboard with space and plumbing for a washing machine, double glazed window to the side, stairs to the first floor.

## Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap, tiled floor, part tiled walls, heated towel rail, gas fired combi boiler, obscured double glazed window, extractor fan, recessed down lighters.

## Lounge/Bedroom Four

Double glazed window to the front, radiator, wall lights.



## Landing

Access to the loft space, cupboard, doors to:

## Bedroom One

Double glazed window to the front, radiator, fitted wardrobes to one wall, fitted dressing table with units over.

## Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.

## Bedroom Three

Double glazed to the front, radiator.

## Bathroom

White suite comprising a panel enclosed bath with a mixer tap and a shower attachment, hand basin with a mixer tap and unit below, wc with a concealed cistern, tiled walls and tiled floor, heated towel rail, obscured double glazed window, extractor fan.

## To The Front

The property has a driveway to the front which provides parking for four cars and leads to the front door.

## Rear Garden

The garden is mainly laid to lawn with a patio area adjacent to the house and a wooden cabin to the rear.



## 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

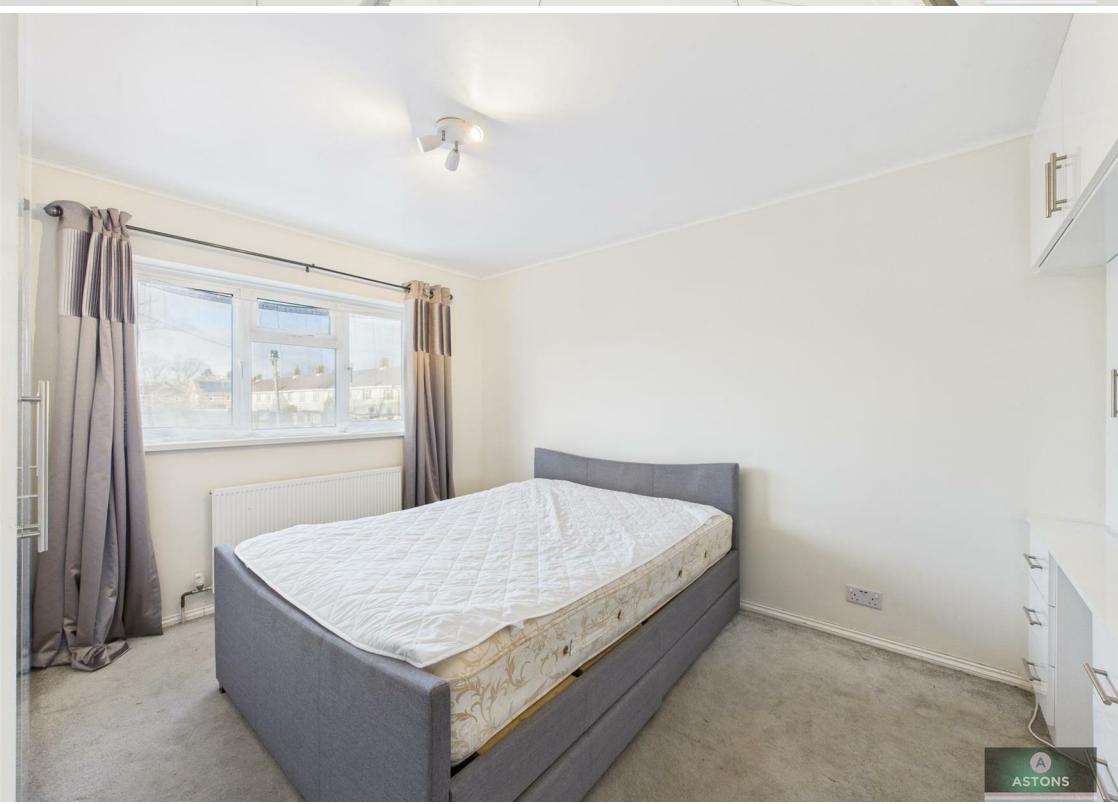
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

## Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer shower tap, built in stainless steel oven, four ring gas hob with a stainless steel extractor hood above, space for an American style fridge/freezer, tiled floor, glazed doors to the sitting room, space for a tumble dryer.

## Sitting Room

Double glazed French doors to the garden, double glazed window to the rear aspect, wood effect flooring, radiator.



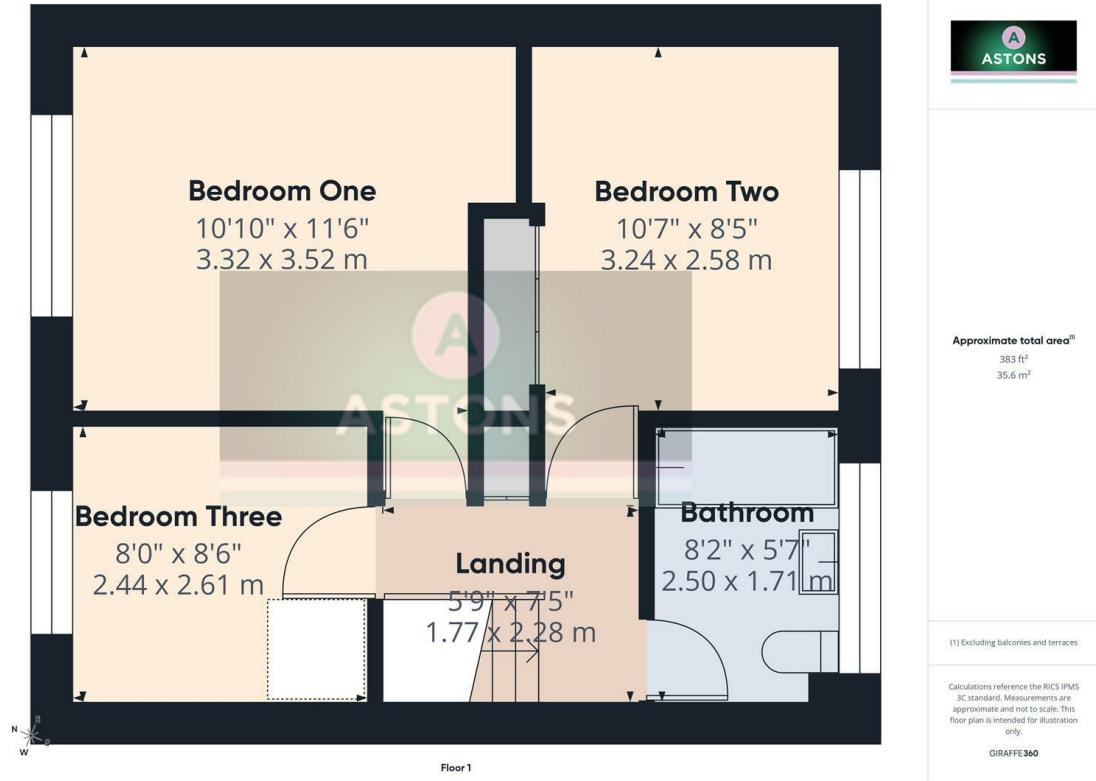
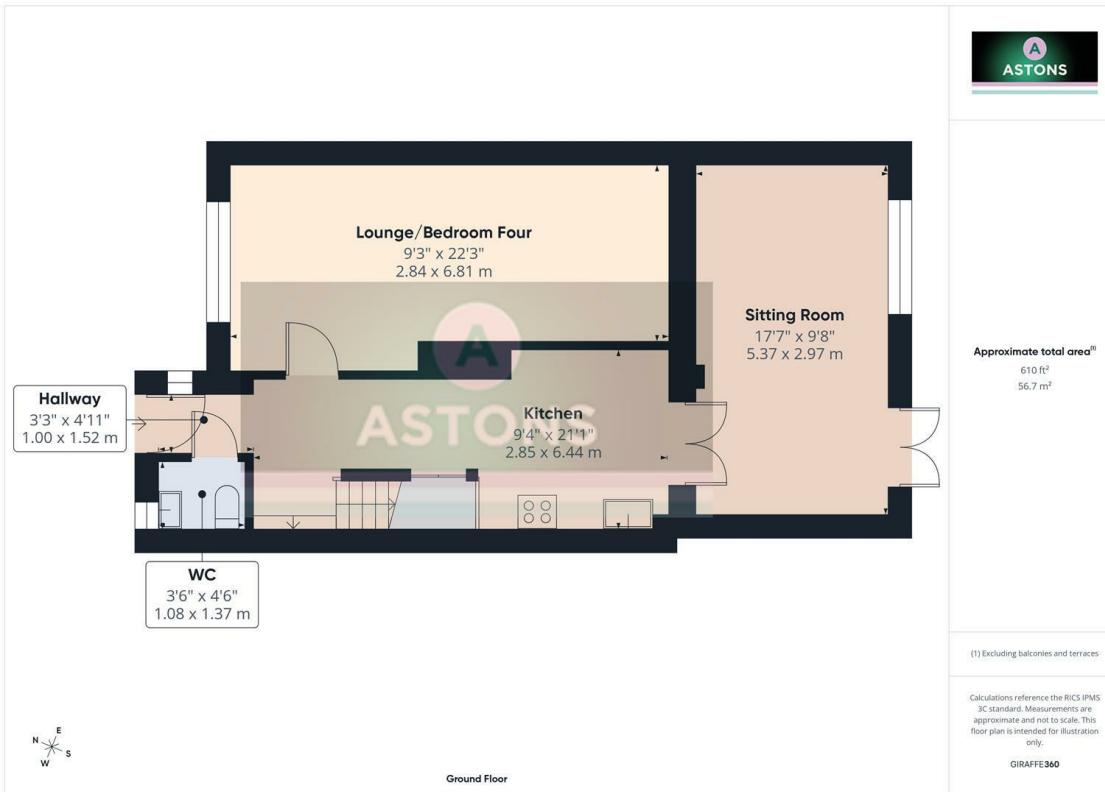
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(91-91)	B		
(89-89)	C		
(88-88)	D		
(86-86)	E		
(84-84)	F		
(81-81)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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			
EU Directive 2002/91/EC			

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