



Priors Walk  
Crawley, West Sussex RH10 1NX

£350,000

# Priors Walk, Crawley, West Sussex RH10 1NX

Astons are delighted to market this well loved three bedroom house, situated within the ever popular residential area of Three Bridges, located within close proximity to local transport links, amenities and the town center. Inside this wonderful home features a light and airy lounge/dining room, a fitted kitchen, three good sized bedrooms and a fitted shower-room, to the rear is a private enclosed garden. Additional benefits of this property include upvc double glazed windows and gas central heating, this terraced house is offered to market with no onward chain.

## Entrance Porch

Obscure double glazed front door opening to porch with tiled floor, obscure double glazed door to:

## Inner Porch

With tiled floor and door to to hall with radiator and stairs to first floor, door to:

## Hallway

With wood effect laminate flooring, radiator, access to under stairs cupboard, door to:

## Kitchen

Fitted with a range of units at base and eye level, space, and power for fridge, integrated cooker with gas hob and extractor fan, stainless steel sink with mixer-tap and drainer, tiled walls, tiled floor, coving, double glazed windows to rear aspect, opening to:

## Lounge/Dining Room

Light and airy room with double glazed windows to front aspect, coving, radiator, double glazed sliding patio door to rear garden.

## Utility Room

With space, power and plumbing for washing machine and tumble dryer, tiled floor, obscure double glazed patio door to rear garden.

## Landing

With double glazed window to rear aspect, access to airing cupboard and loft space, doors to:

## Bedroom One

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

## Bedroom Two

With double glazed windows to front aspect, radiator, coving.

## Bedroom Three

With double glazed window to rear aspect, radiator.

## Shower-Room

Fitted suite comprising of w/c, wash hand basin with pedestal, walk in shower with shower unit, heated towel rail, part tiled walls, obscure double glazed windows to rear aspect.

## To The Rear

Patio area adjacent to property with lawn garden, fence enclosed.

## To The Front

Patio path to front door, fence enclosed to boarders.

## 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

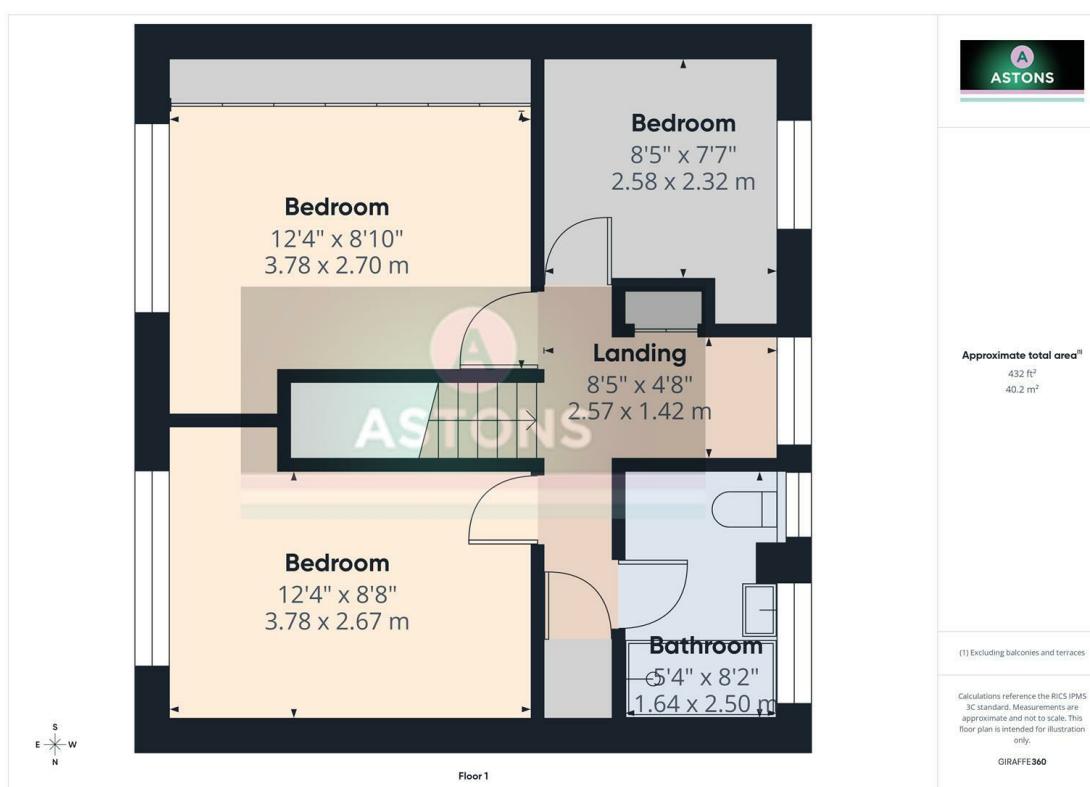
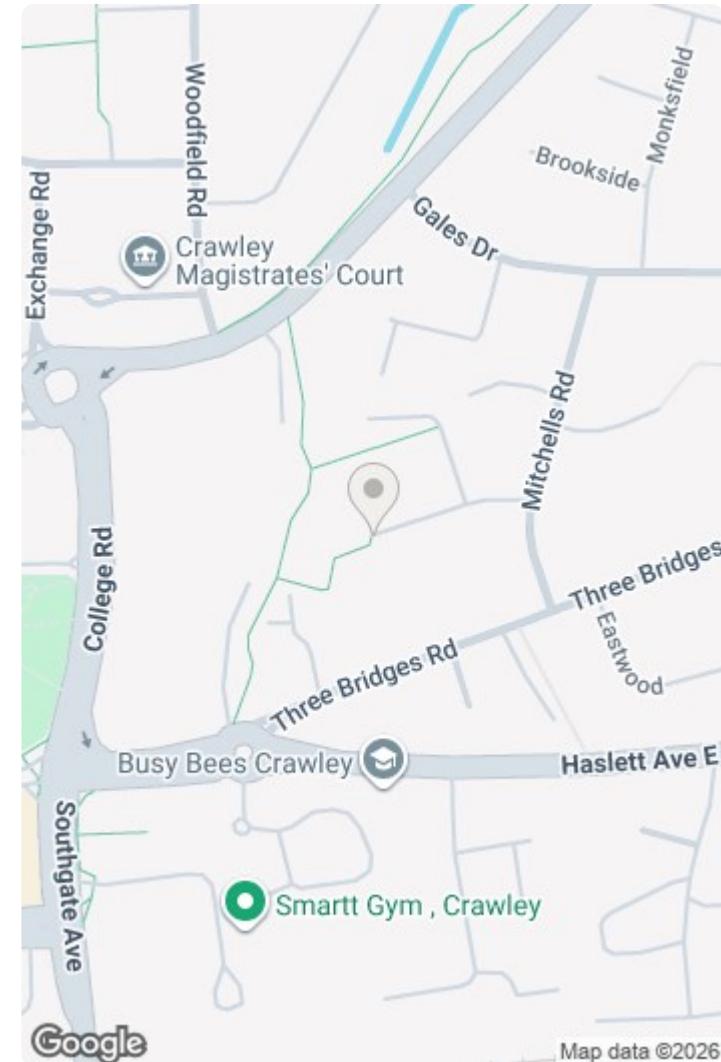
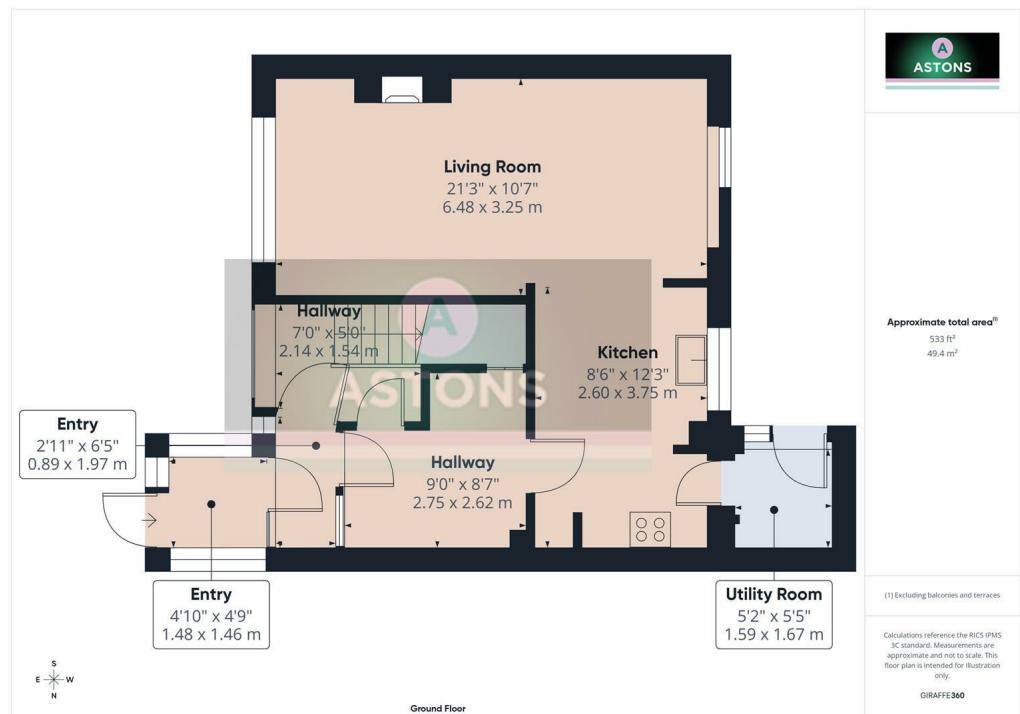
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

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

