



Shoreham Road  
Crawley, West Sussex RH10 7JS

**£439,950**

Astons are delighted to market this beautifully renovated three bedroom semi detached house, situated in Maidenbower, located close to local schools, parks, amenities and transport links. Inside this wonderful home features a light and airy living room, a refitted kitchen, a conservatory with fully insulated roof, three good sized bedrooms and a refitted shower-room. To the rear is a recently landscaped garden with side gate access, to the front is a relaid driveway offering parking for three vehicles.



### Entrance Hall

Replacement composite front door opening to entrance hall which comprises of stairs to first floor, radiator, LV flooring, door to:

### Living Room

With double glazed windows to front aspect, radiator, access to under-stairs cupboard, coving, LV flooring, door to:



### Kitchen

Refitted with a range of units at base and eye level, range of integrated appliances including dishwasher, washing machine, tumble dryer, microwave and oven, space, power and plumbing for fridge-freezer, induction hob with extractor fan, stainless steel sink with mixer-tap and drainer, feature wall radiator, LV flooring, double glazed window to rear aspect, double glazed patio door to:



### Conservatory/Dining Room

Brick and upvc construction, fully insulated roof with skylight, radiator, double glazed french doors to rear garden, double glazed windows to rear aspect.



### Landing

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

### Bedroom One

With double glazed windows to front aspect, radiator, access to fitted wardrobe and cupboard.



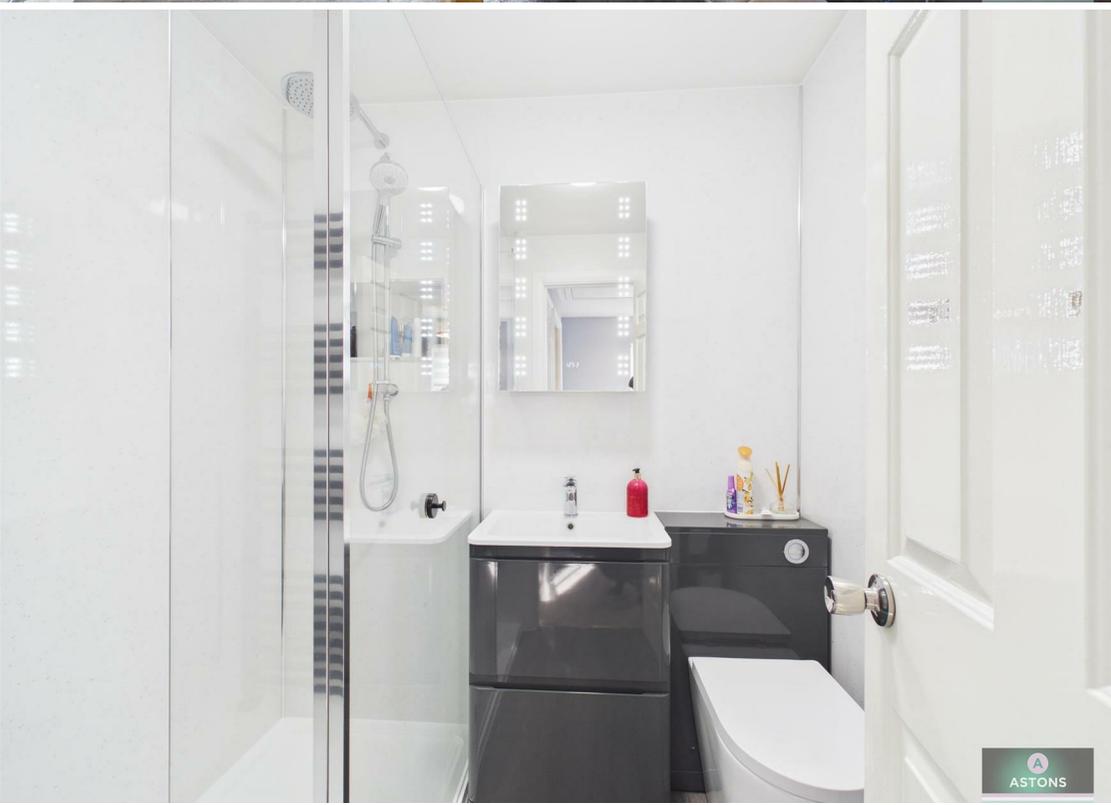
### Bedroom Two

With double glazed windows to rear aspect, radiator.



### Bedroom Three

With double glazed windows to rear aspect, radiator.





### Shower-Room

Refitted white suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, extractor fan, paneled walls, LV flooring.



### To The Rear

Beautiful tranquil space with patio area adjacent to property, artificial lawn, access to shed with further decked area at the

end of the garden, flower beds to borders with outside power point and tap, fence enclosed with side gate access and lean to.



### To The Front

Driveway offering parking for three vehicles.



### 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

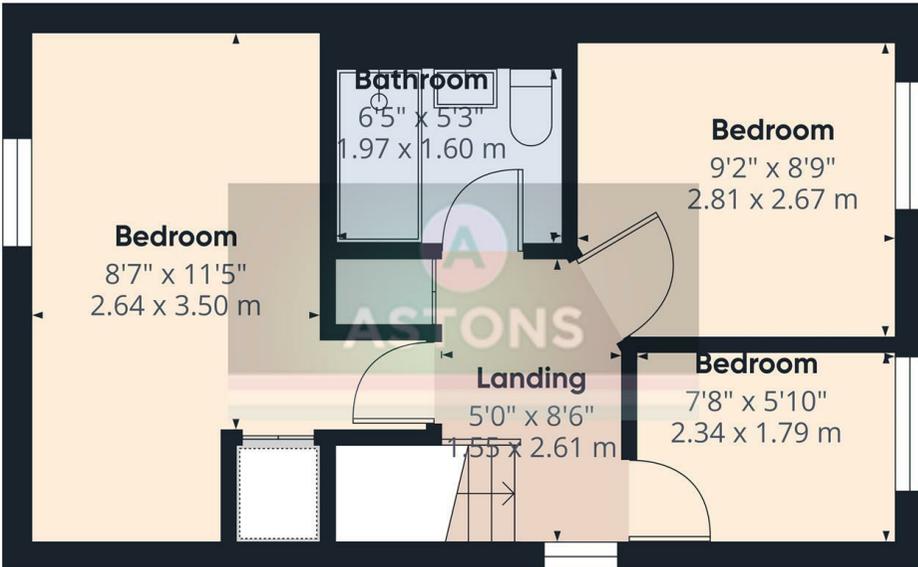
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



Approximate total area<sup>(1)</sup>  
464 ft<sup>2</sup>  
43.1 m<sup>2</sup>

Approximate total area<sup>(1)</sup>  
327 ft<sup>2</sup>  
30.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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GIRAFFE360

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Ground Floor

Floor 1

