



Epsom Road
Furnace Green, West Sussex RH10 6LT
£400,000

Nestled in the desirable area of Furnace Green, this spacious house at Epsom Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, and a potential fourth bedroom on the ground floor with adjacent cloakroom, this property is perfect for families or those seeking extra space.

The location of this home is well-connected, providing easy access to local amenities, schools, and transport links, making it a practical choice for commuters and families alike.

This terraced house, presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to view this lovely property and envision your future here.



Hallway

Wood effect flooring, under stairs cupboard, coats cupboard, two radiators, stairs to the first floor, doors to:



Landing

Access to the loft space, wall lights, recessed display shelving, cupboard, doors to:



Bedroom Three

Double glazed window to the front, radiator, coving.

Inner Hallway

Doors to:

Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and vanity unit below, tiled splashbacks, recessed down lighters, extractor fan, space for a tumble dryer.

Bedroom Four/Office

Double glazed window to the front, radiator, recessed down lighters.

Living/Dining Room

Double glazed window to the front and double glazed patio doors to the garden, two radiators, wood effect flooring.

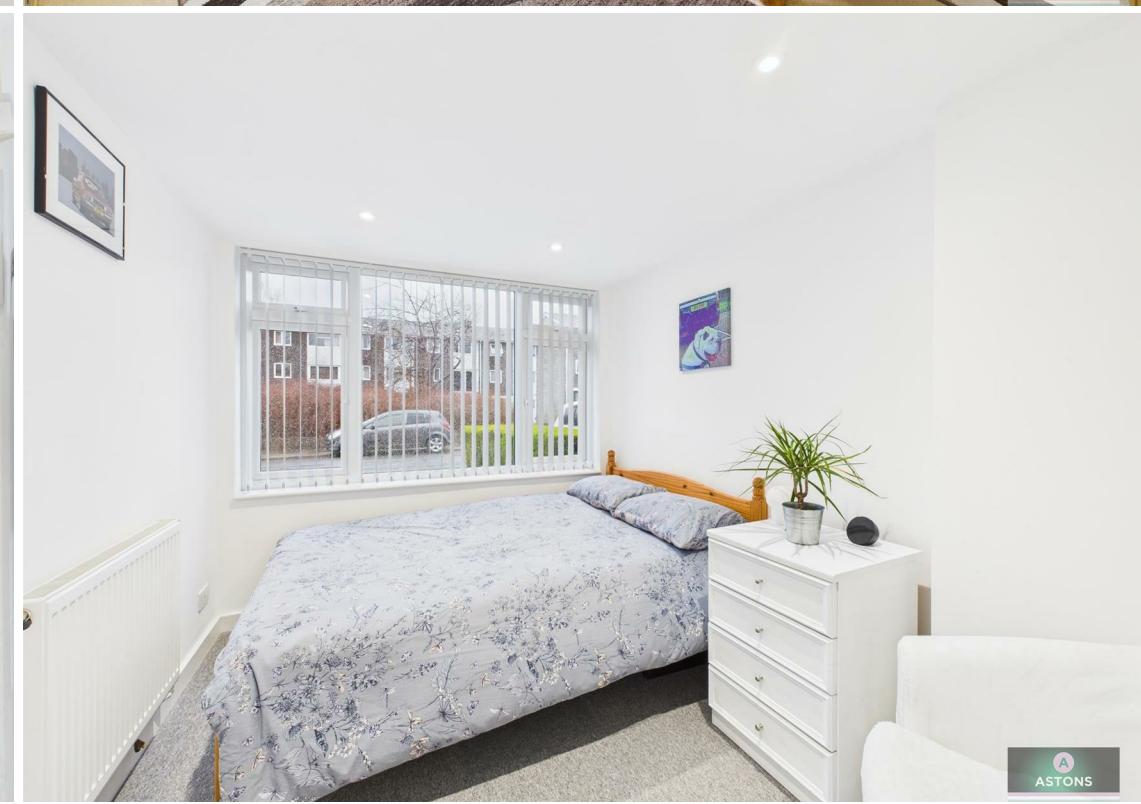
Kitchen

Range of base and eye level units with work surfaces over, tiled splash backs and under unit lighting, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a gas hob over and a stainless steel extractor hood above, space for an under the counter fridge and freezer and washing machine, double glazed window and door to the garden, tiled floor.



Shower Room

Refitted white suite comprising a large shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held head, hand basin with a waterfall style mixer tap and a vanity unit below, heated towel rail, wall unit, recessed down



lighters, obscured double glazed window, shaver point, extractor fan.



Separate WC

White wc, obscured double glazed window, panelled walls.



To The Front

Driveway and path leading to the front door, external storage cupboard which houses the meters.

Rear Garden

The garden enjoys a westerly aspect and is attractively laid out with a paved patio area adjacent to the rear of the house pathway to the rear with lawned areas to either side, plant and shrub borders, wooden shed to the rear and further wood store to the side, fence enclosed.



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.

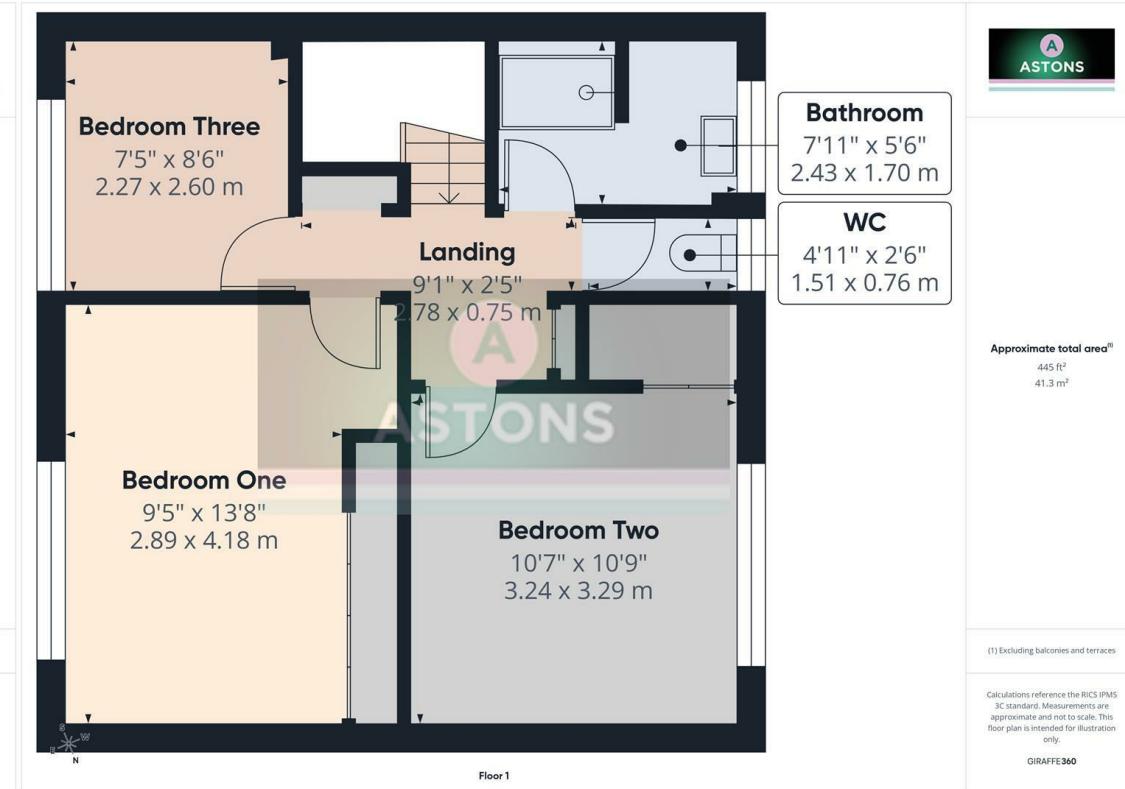
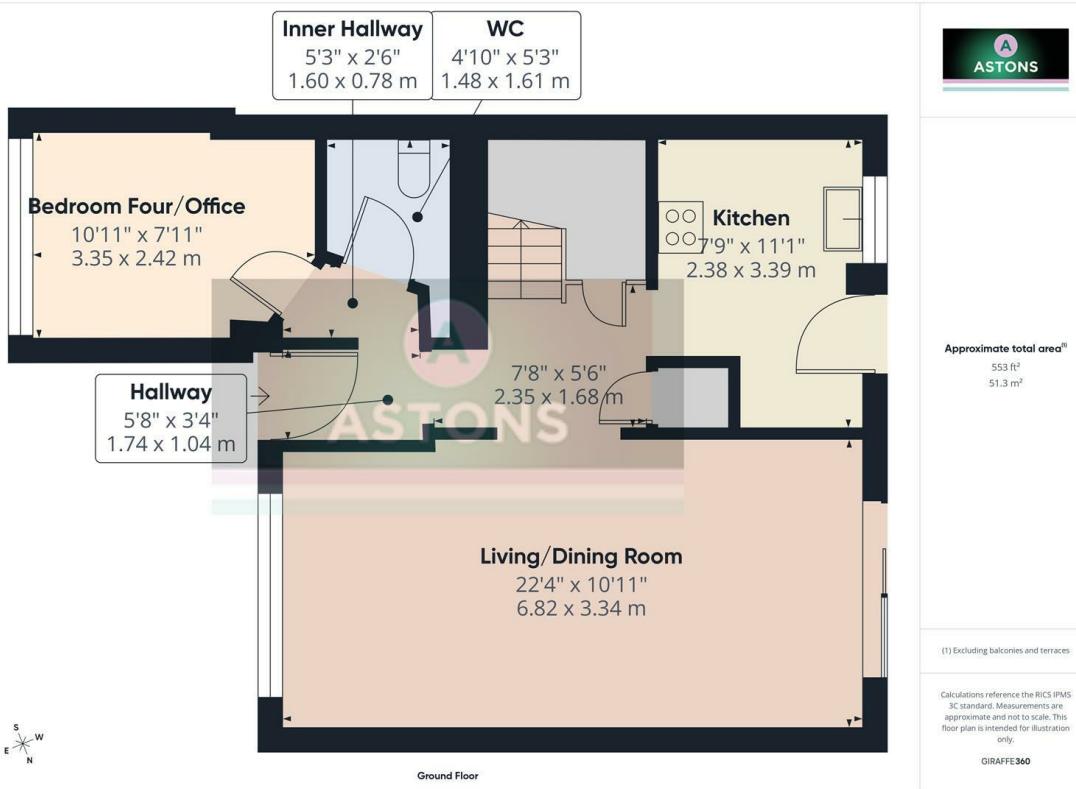
Anti Money Laundering

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



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			
England & Wales	EU Directive 2002/91/EC		

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

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