



Duncton Close  
Ifield, RH11 0AX

**Offers In Excess Of £350,000**

Astons are pleased to offer to the market this delightful, extended terraced house which is situated within a small cul de sac. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The property benefits from the addition of a conservatory to the rear, gas radiator heating, a refitted bathroom suite, and double glazed windows. To the front of the house there is a communal parking area and outside to the rear the property has a good sized, level garden.

Crawley is known for its vibrant community and excellent amenities, including shops, schools, and parks, all within easy reach. This location offers a wonderful balance of suburban tranquillity and accessibility to the bustling town centre.

Whether you are looking to settle down or invest in a property with great potential, this terraced house in Duncton Close is a fantastic opportunity not to be missed. With its appealing features and prime location, it promises to be a lovely home for years to come.



## Hallway

Obscured double glazed front door and window to the side, cupboard, under stairs cupboard with space for a washing machine, stairs to the first floor, doors to:



## Living Room

Double glazed window to the front, double glazed patio doors to the conservatory, feature living flame gas fire with mantel surround, wood effect flooring.

## Kitchen

Range of base level units with wood work surfaces over and tiled splashbacks, Belfast sink with a mixer tap, built in stainless steel oven with a hob over and stainless steel extractor hood above, space for a dishwasher and fridge/freezer, breakfast bar, double glazed window to the conservatory.

## Conservatory

Double glazed windows and double glazed French casement doors to the garden, radiator, wood flooring.

## Landing

Access to the loft space, recessed down lighters, airing cupboard housing a gas fired boiler, doors to:



## Bedroom One

Double glazed window to the front, radiator.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the front. radiator, cupboard.

## Bathroom

White suite comprising a P-shaped panel enclosed bath with a mixer tap and mixer shower unit over, hand basin with a mixer tap and vanity unit below, wc, tiled walls with feature wall, tiled floor, heated towel rail, double glazed window, recessed down lighters.



## To The Front

Hedge border with gated access and path to the front door with garden areas to either side. There is a communal car parking area to the front of the property.

## Rear Garden

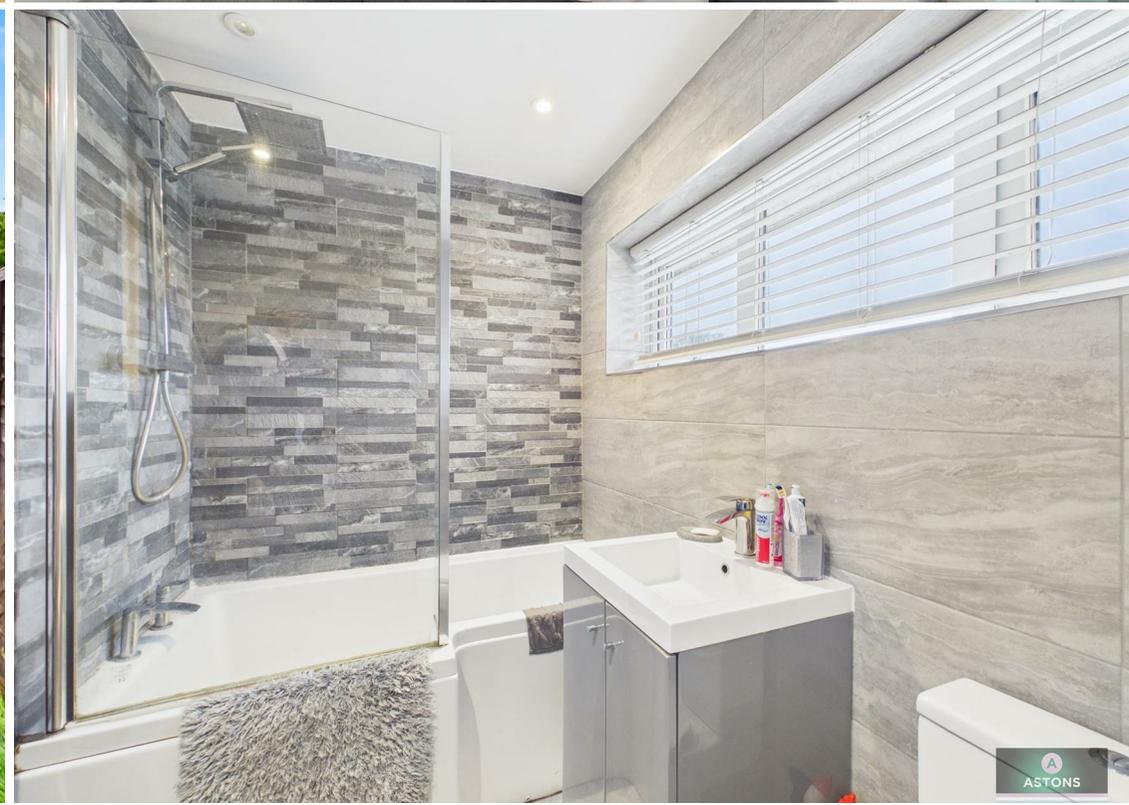
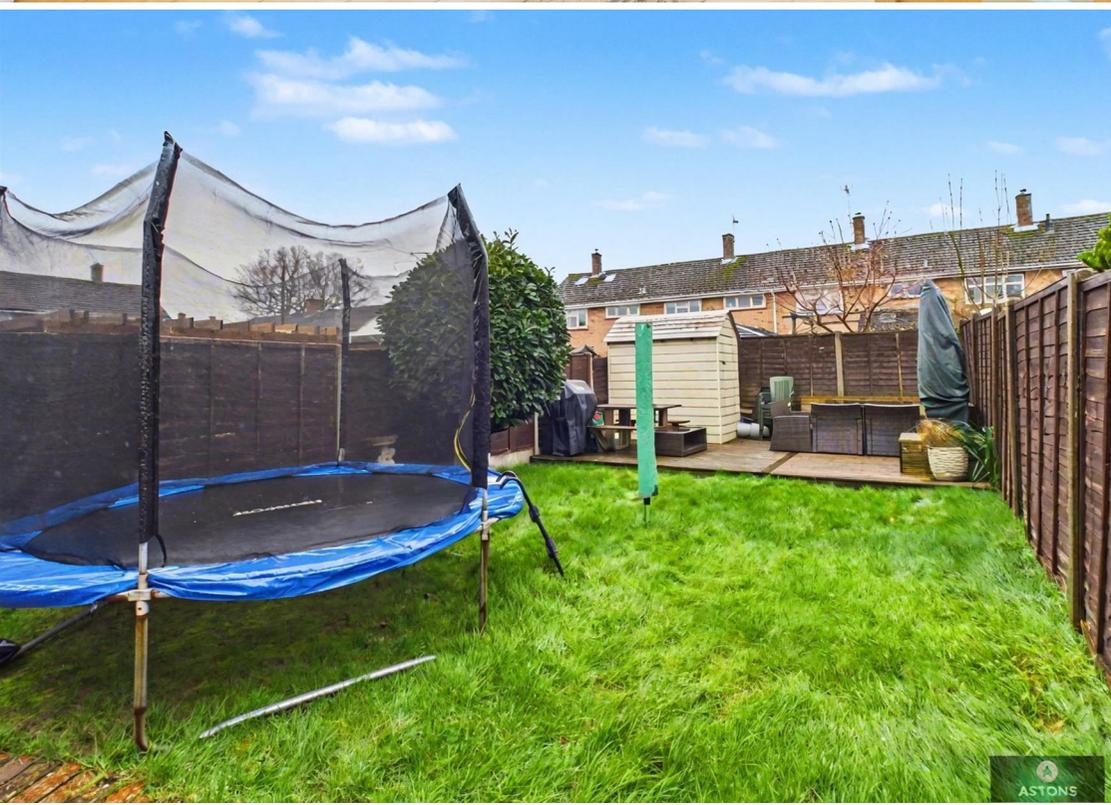
The garden is mainly lawned with a patio area adjacent to the house and a decked area to the rear of the garden, wooden shed.

## 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



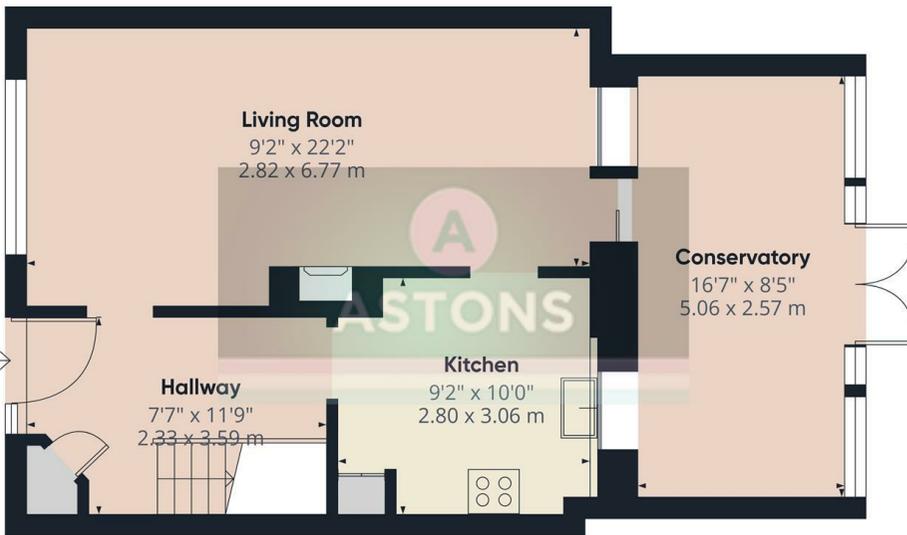
boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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.



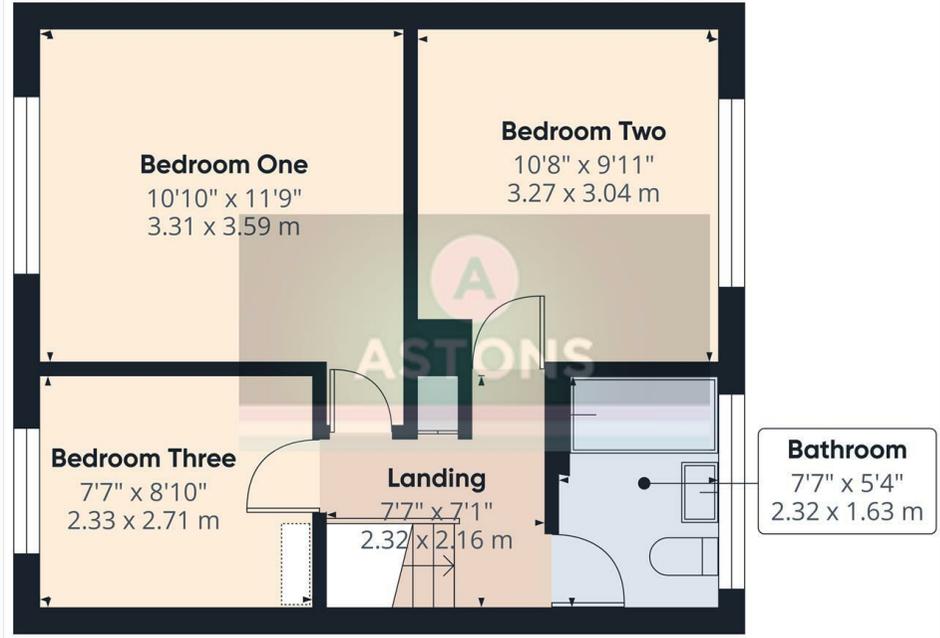
Ground Floor

Approximate total area<sup>(1)</sup>  
540 ft<sup>2</sup>  
50.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area<sup>(1)</sup>  
378 ft<sup>2</sup>  
35.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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