



The Birches  
Crawley, West Sussex RH10 1SA

**£375,000**

# The Birches, Crawley, West Sussex RH10 1SA

Astons are delighted to market this three bedroom end of terrace house, situated within the ever popular residential area of Three Bridges. Inside this property features a light and airy lounge/dining room, a fitted kitchen, three good sized bedrooms and a fitted bathroom with separate w/c. To the rear is a generously sized garden which offers scope for extending subject to planning. This house is offered to market with no onward chain.

## Entrance Porch

Obscure double glazed front door opening to entrance porch which has access to metre cupboards and door to:

## Hallway

With stairs to first floor landing, coving, radiator, doors to:

## Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and cooker, stainless steel sink with mixer-tap and drainer, roll-top work surfaces, part tiled walls, vinyl floor, radiator, access to under stairs cupboard, double glazed window to rear aspect, obscure double glazed patio door to rear garden.

## Lounge/Dining Room

With double glazed windows to front aspect, radiator, coving, double glazed sliding patio door to rear garden.

## Landing

With access to loft space and airing cupboard, doors to:

## Bedroom One

With double glazed windows to front aspect, radiator.

## Bedroom Two

With double glazed windows to rear aspect, radiator.

## Bedroom Three

With double glazed windows to front aspect, access to in-built cupboard.

## Bathroom

Fitted suite comprising of panel enclosed bathtub, wash hand basin with pedestal, obscure double glazed window to rear aspect, part tiled walls.

## Separate W/C

Fitted with low level w.c.

## To The Rear

Generous plot offering scope for extension subject to planning, patio area adjacent to property, lawn garden with a range of shrubs and hedges to boarders, wall and fence enclosed with side gate access.

## To The Front

Patio path leading to front door, lawn front garden, hedges to boarders.

## 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.





