



ASTONS



Three Bridges Road
Three Bridges, RH10 1JT

£880,000

An opportunity to purchase this stunning, character family home named "White Jade", which was built in the 1930's. The property has been significantly extended by the current owner and lovingly improved to a quality standard. It now offers over 2,000 square feet of accommodation with five generously sized bedrooms, spacious reception rooms, kitchen breakfast room and separate utility room, meaning there is ample room for everyone to enjoy their own private space.

The property further benefits from a downstairs cloakroom, a grand reception hall with oak staircase to the first floor, gas radiator heating, fitted burglar alarm, and double glazed windows. Outside the house is approached via a sweeping driveway with parking for four to five cars which leads to the garage. To the rear there is a large garden which enjoys a good degree of seclusion.

This home is situated on the sought after Three Bridges Road and offers easy access to Three Bridges mainline train station, local amenities, well regarded schools for all ages, town centre, M23 motorway and Gatwick Airport., making it an excellent choice for families. Whether you are looking to settle down in a spacious family home or seeking a property with potential for future growth, this house on Three Bridges Road is a remarkable opportunity not to be missed.



Hallway

Hardwood curved top front door, radiator, tiled floor, doors to:

Reception Hall

Double glazed bay window to the front and further double glazed window, feature living flame gas fire with a stone surround, feature part stone panelled walls, radiator with cover, oak stairs case to the first floor, doors to:

Living/Dining Room

Double glazed window to the front, double glazed patio doors to the garden, oak wood flooring, open fireplace with a stone surround, three radiators, double glazed to the side.

Kitchen/Breakfast Room

Range of quality, solid wood base and eye level units with wooden work surfaces over and tiled splashbacks, double Butler sink with a mixer tap, integrated dishwasher, space for a range style cooker, feature period cast iron range in recess, radiator, terracotta tiled floor, double glazed windows to the rear, solid oak beams to the ceiling, step down to:

Inner Lobby

Stable door to the garden, terracotta tiled floor, personal door to the garage, doors to:

Utility Room

Base level units with butler sink with a mixer tap and drainer, space for a washing machine and fridge/freezer, gas fired boiler, terracotta tiled floor, double glazed window to the rear.

Downstairs Cloakroom

White suite comprising a wc with a concealed cistern and hand basin, radiator, terracotta tiled floor.

Landing

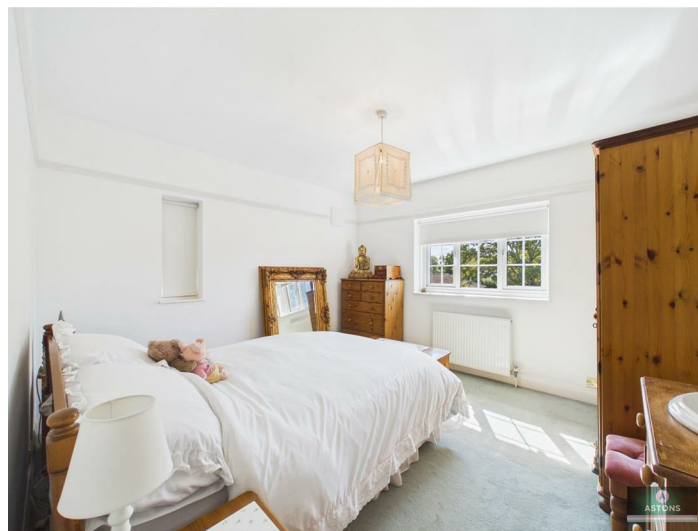
Double glazed window to the front, access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed windows to the front and rear, radiator.

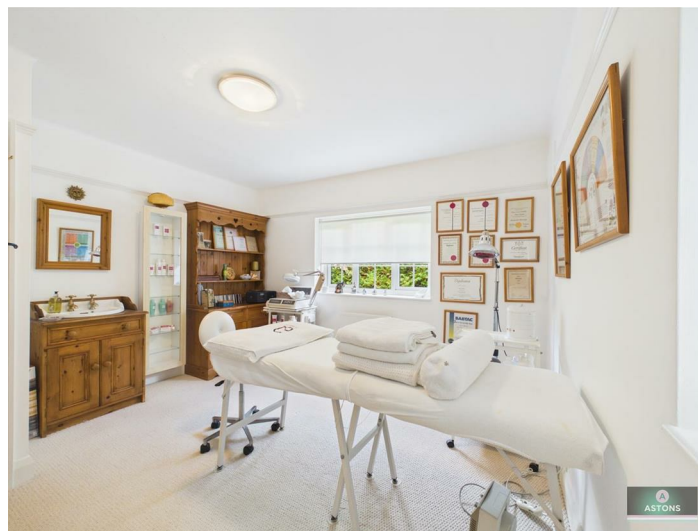
Bedroom Two

Double glazed window to the front and side, hand basin with a vanity unit below, radiator.



Bedroom Three

Double glazed window to the rear and side, radiator, hand basin with a vanity unit below.



Bedroom Four

Double glazed window to the rear..

Bedroom Five/Office

Double glazed window to the front, radiator.



Bathroom

White suite comprising a panel enclosed bath with a mixer and shower attachment, separate mixer shower unit over, hand basin with a vanity unit below, wc with a concealed cistern, feature shaped mirror with impressive stone surround, two double glazed windows.

To The Front

The property is approached via a sweeping driveway which offers parking for four to five cars, lawned area to the side with mature hedge borders.

Garage

With an up and over door, power and light, personal door to the house.

Rear Garden

The rear garden is a good size and enjoys a high degree of seclusion. The garden is mainly lawned with a patio area adjacent to the house, mature hedge and plant borders.





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

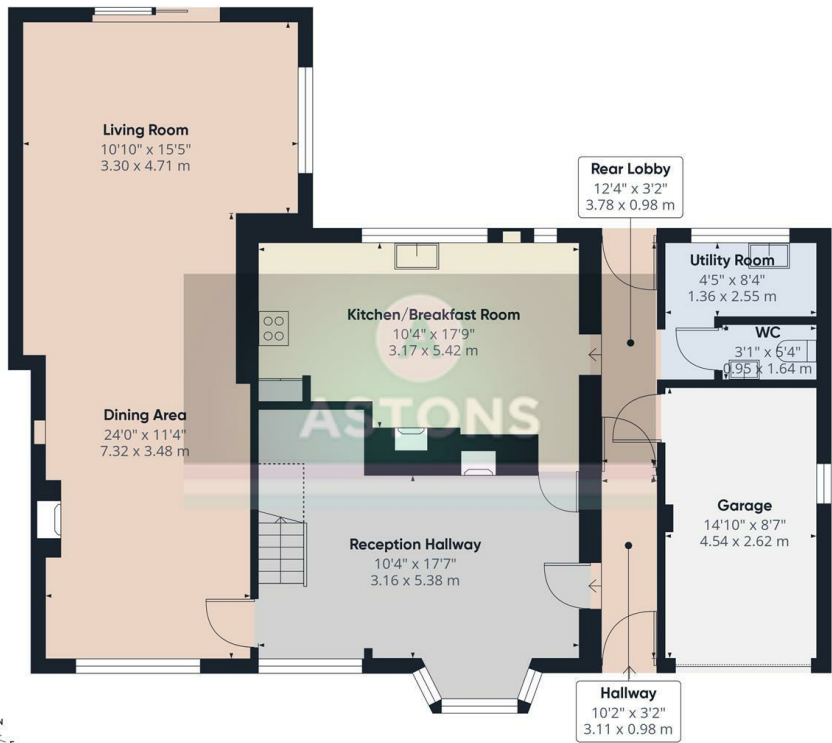
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to 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



Ground Floor



Approximate total area⁽¹⁾
1135 ft²
105.5 m²

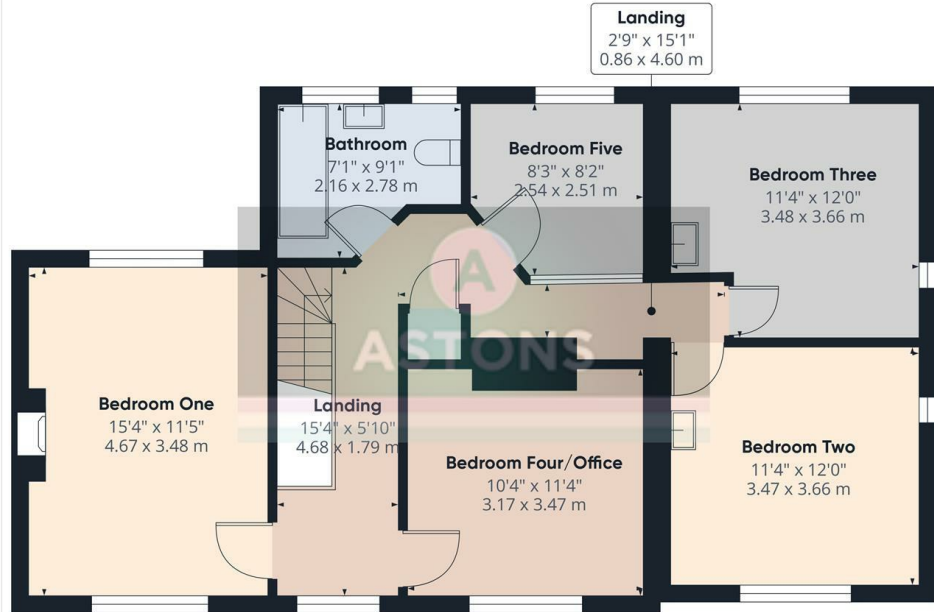
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

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



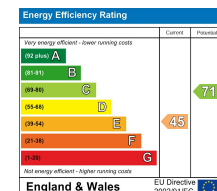
Approximate total area⁽¹⁾
798 ft²
74.1 m²

(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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