



Felbridge Avenue  
Crawley, West Sussex RH10 7BD

**£459,950**



Nestled in the charming area of Felbridge Avenue, Crawley, this delightful detached house offers comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls.

The property boasts two bathrooms, ensuring convenience for busy mornings, for those with vehicles, the property includes a driveway which offers parking for two vehicles, a valuable feature in today's busy world. The surrounding area of Crawley is known for its community spirit and accessibility, making it an excellent choice for families and professionals alike.

This detached house on Felbridge Avenue is not just a property; it is a place where you can truly feel at home. This property is offered to market with no onward chain.





#### Entrance Hallway

Front door opening to hallway which comprises of access to under-stairs cupboard, stairs to first floor, doors to:

#### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with splash back tiles, vinyl floor, obscure double glazed window to side aspect.

#### Living Room

Light and airy room with double glazed windows to rear aspect, coving, double glazed sliding door to conservatory, internal french doors to:



#### Dining Room

With double glazed patio door to rear garden, coving, door to:



#### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker, composite sink with stainless steel mixer-tap, tiled walls, wood effect laminate flooring, coving, double glazed windows to rear aspect, obscure double glazed patio door to rear garden.



#### Bedroom Five/Family Room

With double glazed window to front aspect and walk in shower with shower unit.



#### Conservatory

Upvc conservatory with double glazed patio door to rear garden.



#### Landing

With access to loft space and doors to:

#### Bedroom One

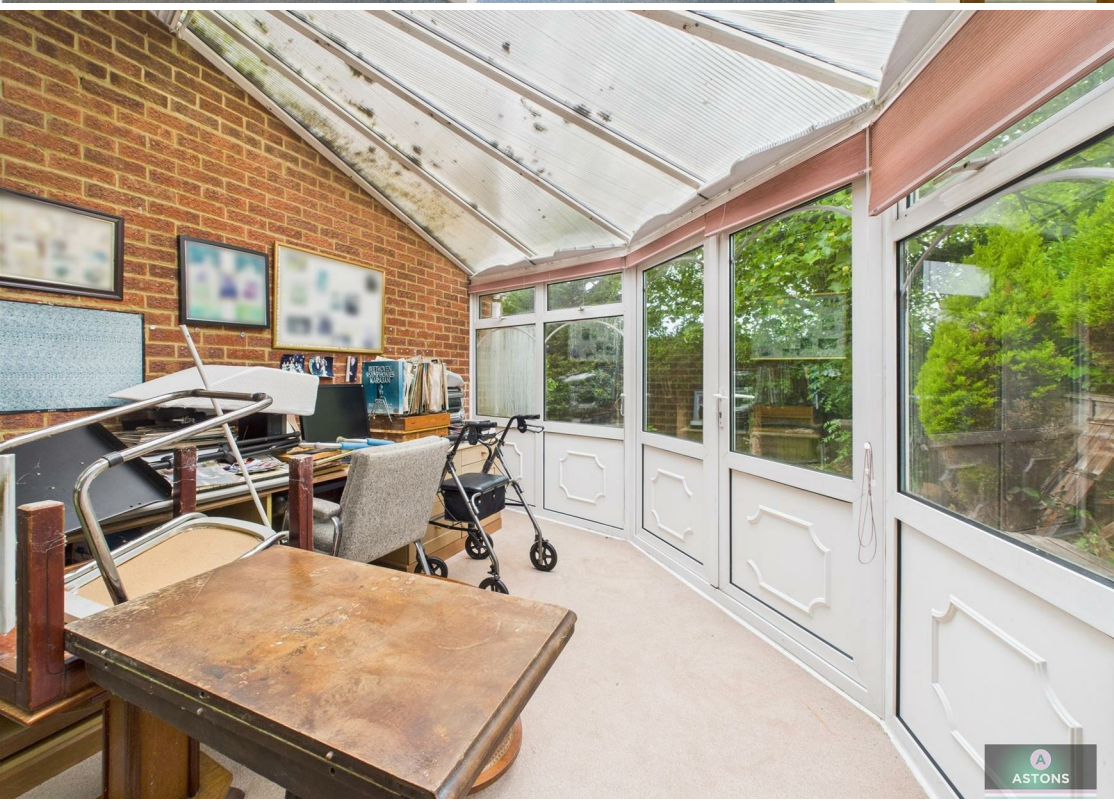
With double glazed windows to rear aspect, coving, fitted wardrobe, access to in-built cupboard, door to:



#### En-Suite

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, walk in shower with shower unit, tiled walls, tiled floor, coving, obscure double glazed window to rear aspect.









#### Bedroom Two

With double glazed window to front aspect, coving, fitted wardrobe, wash hand basin with splash back tiles.



#### Bedroom Four

Double glazed window to front aspect, coving.



#### To The Rear

Patio area adjacent to conservatory, lawn garden with dual side gate access, fence enclosed with range of shrubs and hedges to borders.



#### Bedroom Three

With double glazed window to front aspect, fitted wardrobe with sliding mirrored doors, coving, folding door to:



#### Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub with mixer-tap, tiled walls, tiled floor, obscure double glazed window to side aspect.



#### To The Front

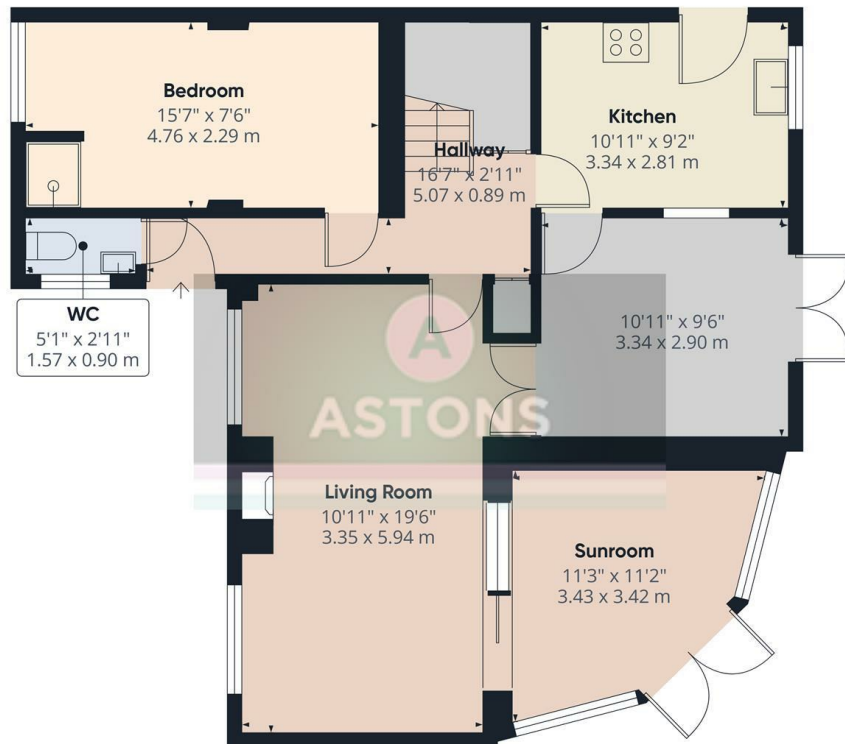
Driveway offering parking for two vehicles, patio path to front door.

#### 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



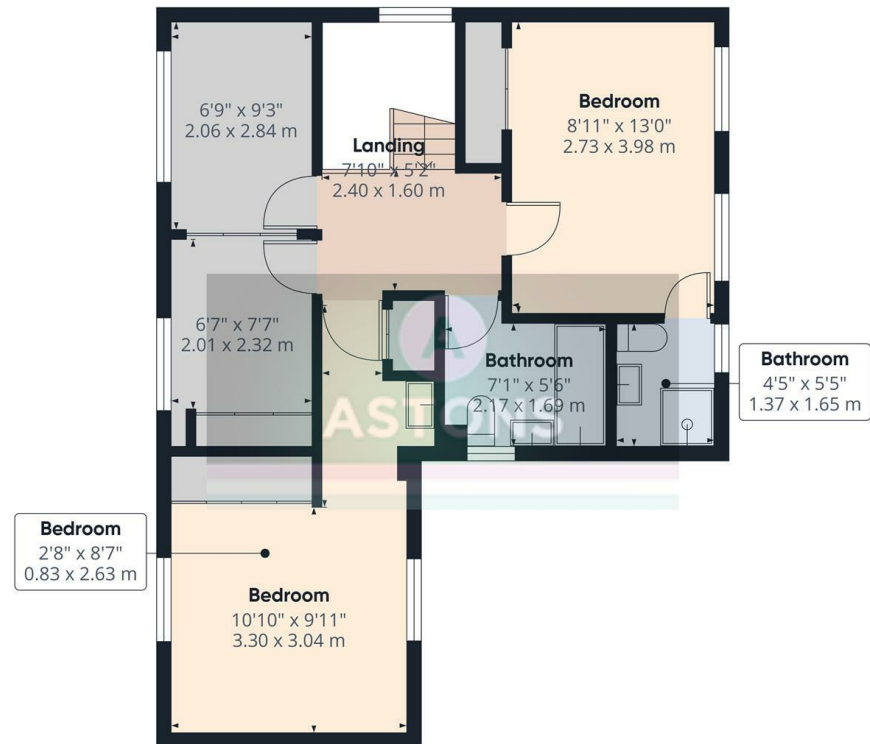
**Approximate total area<sup>(n)</sup>**  
750 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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approximate total area<sup>(ii)</sup>

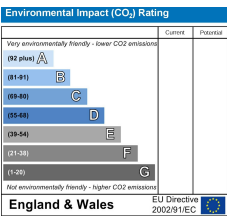
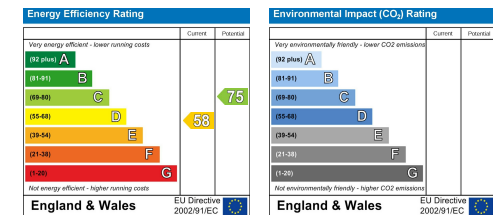
532 ft<sup>2</sup>

49.4 m<sup>2</sup>

) Excluding balconies and terraces

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