



Filbert Crescent
Crawley, West Sussex RH11 8EB

Offers In Excess Of £400,000

Astons are delighted to market this superbly presented three bedroom semi detached house, situated within the ever popular residential area of Gossops Green, located within close proximity of schools, parks, amenities and transport links. Inside this charming home features a light and airy living room, a refitted kitchen with separate dining room/conservatory that boasts a fully insulated roof, a refitted downstairs bathroom and then on the first floor, three good sized double bedrooms. To the rear is a private enclosed garden with side gate access, to the front of the house is a driveway offering parking for multiple vehicles and access to a garage. Additional benefits of this well loved home include upvc double glazed windows and gas central heating.



Entrance Hall

Front door opening to entrance hall which comprises of radiator, coving, stairs to first floor, doors to:



Living Room

Light and airy room with double glazed windows to front aspect, radiator, coving.



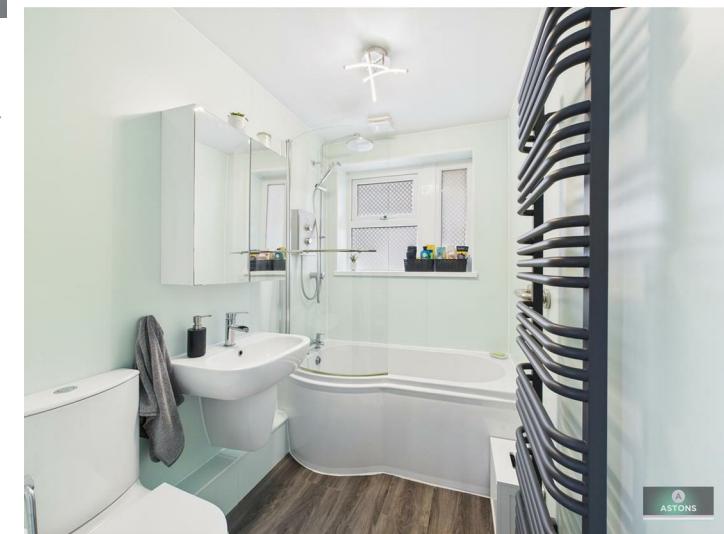
Kitchen

Refitted kitchen with a range of units at base and eye level, space, power and plumbing for fridge-freezer, washing machine and tumble dryer, composite sink with mixer-tap and drainer, integrated cooker and induction hob, part tiled walls, radiator, coving, 'Amtico' flooring, access to under-stairs cupboard and further storage, opening to:



Conservatory/Dining Room

Brick and upvc construction with fully insulated roof, double glazed windows to rear aspect, double glazed patio door to rear garden, 'Amtico' flooring.

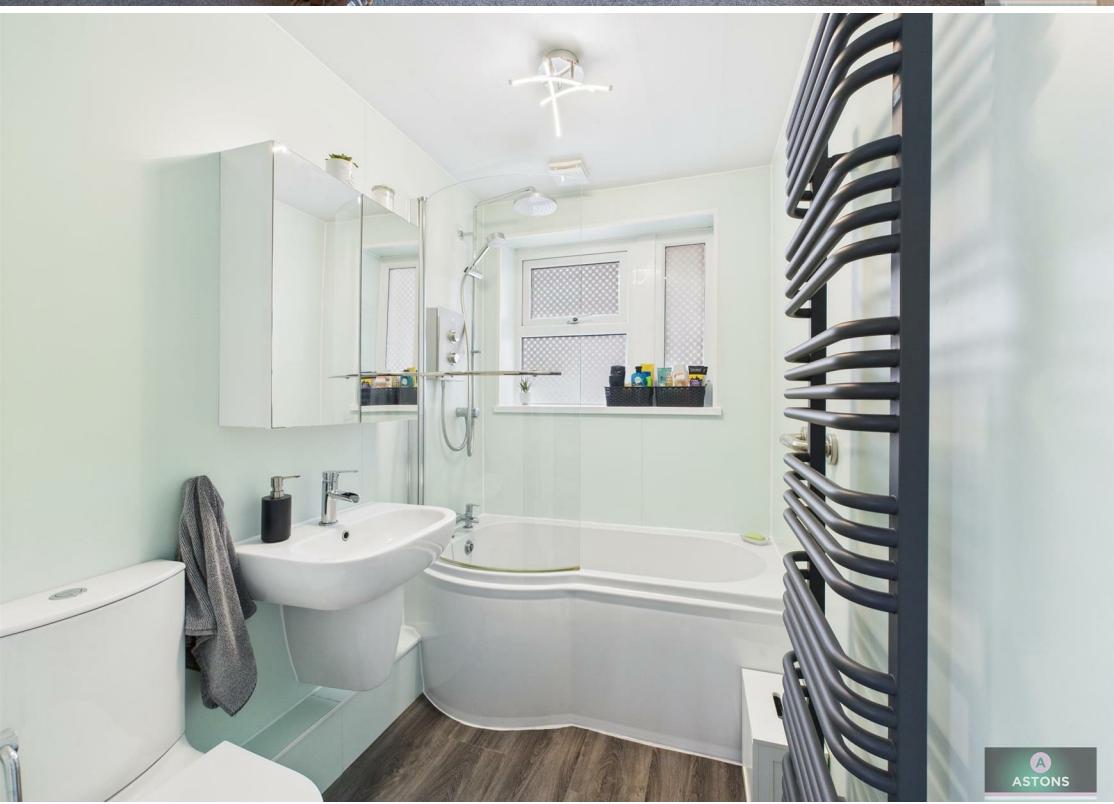


Landing

With access to loft space, doors to:

Bedroom One

Double glazed windows to front aspect, radiator.





Bedroom Two

Double glazed windows to side and rear aspect, radiator, wood effect laminate flooring.



To The Rear

Tranquil space with patio area adjacent to property, lawn garden with further decking seating area, fence enclosed with side gate access.



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

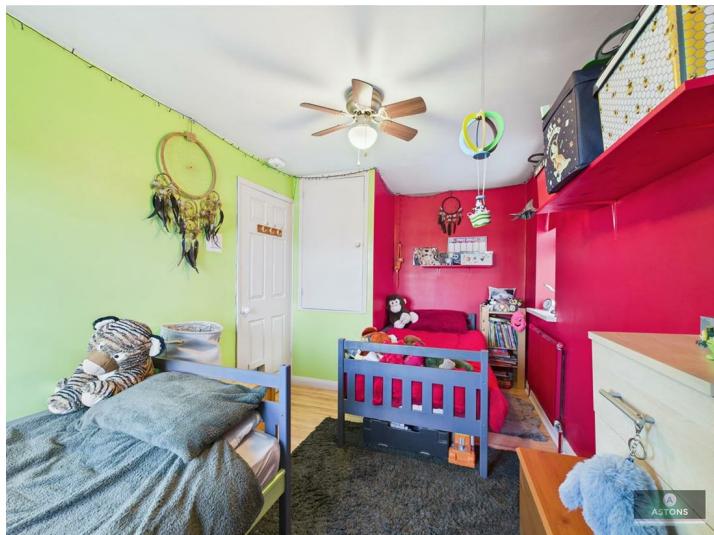
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



Bedroom Three

Double glazed window to rear aspect, radiator, coving.



Garage

With up and over door, power and light.

To The Front

Driveway offering parking for multiple vehicles, lawn front garden.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	