



Arden Road
Furnace Green, West Sussex RH10 6HS
Guide Price £450,000

*** Guide price £450,000- £475,000 ***

Astons are pleased to offer to the market this much loved family home, which has been extended over the years, and now offers spacious accommodation throughout. The property is located in a sought after road within the Furnace Green area in Crawley, close to the town centre, local schools, Crawley and Three Bridges train station. This is a three bedroom semi detached house with an extended dining/sitting room and enlarged bathroom. The property further benefits from a downstairs cloakroom, driveway, garage and an attractive rear garden, which enjoys a southerly aspect. The house is being offered with no onward chain.



Hallway

Front door with obscured double glazed windows to either side, radiator, recessed shelving, under stairs cupboard, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc, hand basin, part tiled walls, obscured window, coving, radiator.

Lounge

Double glazed bay window to the front, two radiators, fireplace with electric fire, coving, recessed storage under window.

Dining Room/Sitting Room

Double glazed window to the rear, double glazed door to the garden, two radiators, coving.

Kitchen/Breakfast Room

Range of base and eye level wood panel fronted units to three walls with work surfaces over and tiled splash backs, inset one and a half bowl sink unit with a mixer tap and drainer, built in eye level double oven, inset four ring gas hob with extractor hood above, integrated fridge, space for a dishwasher, storage cupboard, double glazed window to the rear, gas fired boiler.

Landing

Double glazed window to the side, access to the loft space via a pull down ladder, doors to:



Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator, coving, built in wardrobe and further fitted wardrobes.



Bedroom Three

Double glazed window to the side, radiator, built in wardrobe and separate cupboard.

Bathroom

Four piece white suite comprising a large corner bath with a mixer tap and shower attachment, corner shower cubicle with a Triton shower unit, hand basin with a mixer tap and units below, wc, part tiled walls, two obscured double glazed windows, two radiators, laminate wood flooring, extractor fan.



Garage/Utility Area

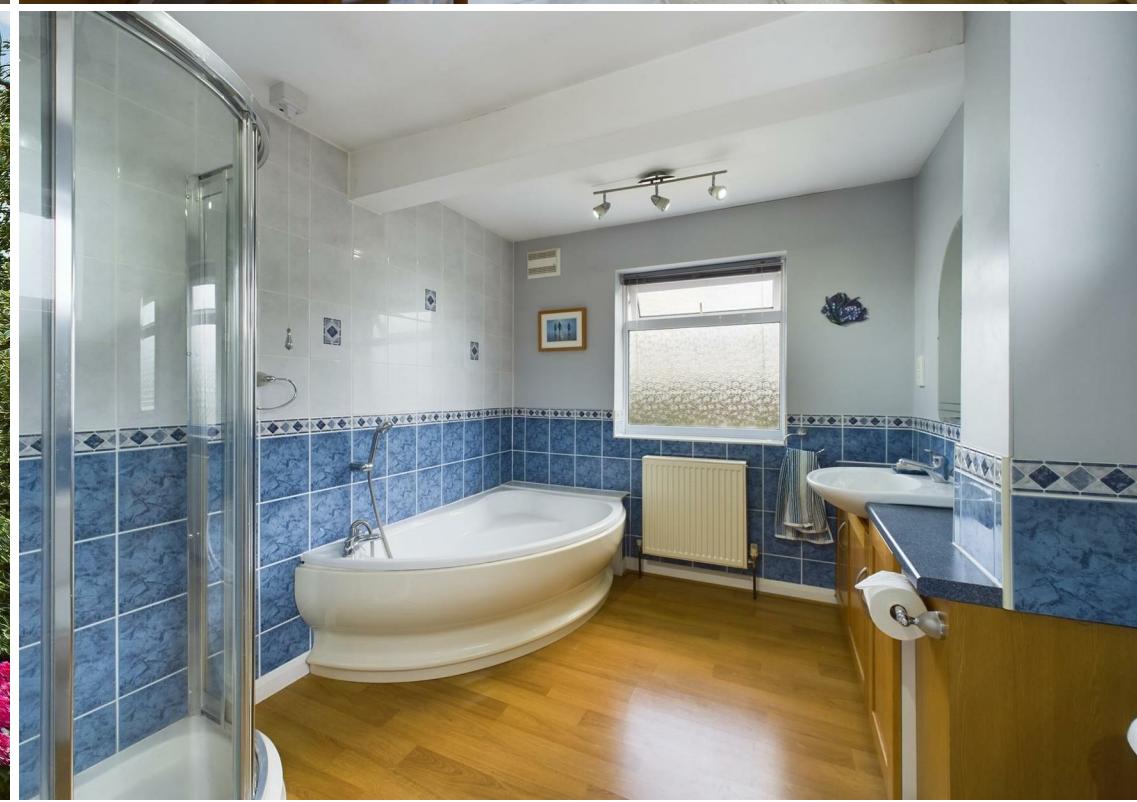
With double swing doors to the front, power and light, plumbing for a washing machine, sink with drainer and unit below, radiator, cupboard, windows to the rear, glazed double doors to the garden.

To The Front

Driveway with parking for two cars with car port area, paved area to the side leading to the front door, further stone chipped area, hedge border.

Rear Garden

Comprising a paved patio terrace adjacent to the house which leads to a lawned area with mature plant and shrub borders, path to the rear with working area of the garden at the back with paved patio area, fence enclosed.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(91-91)	B		
(89-89)	C		
(88-88)	D		
(86-86)	E		
(84-84)	F		
(81-81)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A	
(91-91)	B		
(89-89)	C		
(88-88)	D		
(86-86)	E		
(84-84)	F		
(81-81)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com

Tel: 01293 611999 Fax: 01293 611454

www.astons.org