



ASTONS



Heathcotes  
Crawley, West Sussex RH10 7DN

£450,000

Astons are delighted to market this wonderfully presented three bedroom semi detached house, situated within the ever popular residential area of Maidenbower, close to local amenities, schools, parks and transport links. Inside this lovely home features a fitted kitchen/dining room, a light and airy living room, a fitted downstairs cloakroom, a fitted bathroom and three excellent sized bedrooms, with the master bedroom positioned on the second floor and boasting a fitted en-suite. To the rear is a private enclosed garden, to the front is a driveway offering parking for three vehicles, additional benefits of this property include upvc double glazed windows, gas central heating and a garage.



### Entrance Hallway

Front door opening to entrance hallway which comprises of wood effect laminate flooring, radiator, access to storage cupboard, stairs to first floor landing, doors to:



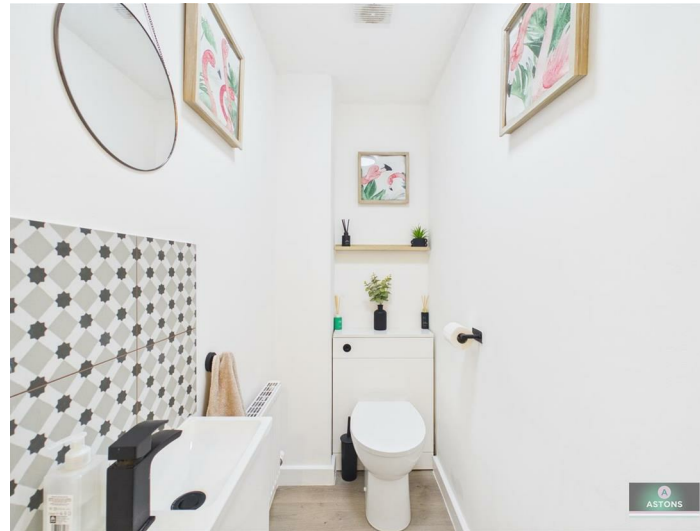
### Kitchen/Dining Room

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine, integrated cooker with gas hob and extractor fan, integrated fridge-freezer, wall mounted gas fire boiler, radiator, wood effect laminate flooring, double glazed bay window to front aspect.



### Downstairs Cloakroom

Refitted suite comprising of w/c, wash hand basin with mixer-tap, pedestal and splash back tiles, extractor fan, wood effect laminate flooring, radiator.



### Living Room

Light and airy room with double glazed window to front aspect, double glazed french doors to rear garden, radiator, wood effect laminate flooring.



### Landing

With doors to:

### Bedroom Two

Double glazed windows to rear aspect, radiators, access to in-built wardrobe, access to airing cupboard.





### Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap, part tiled walls, extractor fan.



### Bedroom Three

With double glazed window to front aspect, radiator.



### Second Floor

With access on the first floor, double glazed window to front aspect, radiator, stairs to second floor master bedroom.

### Bedroom One

With double glazed window to front aspect, velux double glazed window to rear aspect, fitted wardrobes, radiators, door to:



### En-Suite

White refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, walk in shower with shower unit, heated towel rail, part tiled walls, double glazed velux window to rear aspect.



### To The Rear

With patio area adjacent to property, outside tap, lawn garden, range of shrubs and hedges to borders, fence enclosed.

### Garage

With up and over door, power and light.

### To The Front

Driveway offering parking for three vehicles.

### Estate Charge

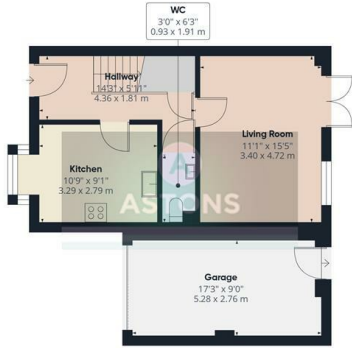
This property has an annual estate charge of £286.00

### Estate Agents Act 1979

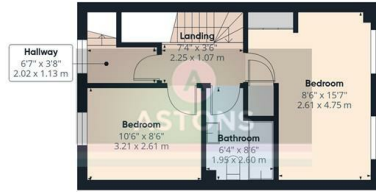
Pursuant to the Estate Agents Act of 1979 the vendor of this property is a Director of Astons estate agents.

### Anti Money Laundering

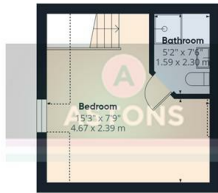
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity 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.



Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1128 ft<sup>2</sup>  
104.8 m<sup>2</sup>

Reduced headroom

20 ft<sup>2</sup>  
1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
24-31	A		
21-23	B		
18-20	C		
15-17	D		
12-14	E		
9-11	F		
1-8	G		
Most energy inefficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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