



St. Hughs Close
Crawley, West Sussex RH10 3HH

£750,000

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Astons are delighted to market this substantial and extended four/five bedroom detached family home, situated within a peaceful close in the highly desirable residential area of Pound Hill, conveniently located within close proximity of local schools, parks and amenities. Inside this wonderful property features a light and airy living room, a refitted kitchen/breakfast room, a conservatory, a fitted utility room, excellent sized bedrooms and fitted bathrooms. To the rear is a charming garden backing onto Milton Mount lake providing a tranquil feel, to the front is a relaid driveway offering parking for multiple vehicles. Additional benefits of this house include upvc double glazing, gas central heating and a double garage. EPC Rating D (65).

Entrance Hall

Front opening to entrance hall which features, access to coat cupboard, coving, wood effect laminate flooring, doors to:

Downstairs Cloakroom

Fitted white suite comprising of w/c, wash hand basin, radiator, part tiled walls, wood effect laminate flooring, obscure double glazed window to front aspect.

Living Room

Double glazed bay windows to front aspect, radiator, coving, opening to:

Dining Room

Double glazed internal french doors to conservatory, coving, radiator, door to:

Kitchen/Breakfast Room

Fitted with a range of units at base and eye level, space and power for fridge-freezer and range cooker, integrated dishwasher, butler sink with drainer and stainless steel mixer-tap, radiator, breakfast bar, wood effect laminate floor, double glazed windows to rear aspect, door to utility room, opening to secondary kitchen area which features further units at base and eye level, work top, space and power for wine fridge, access to under stairs cupboards, internal obscure double glazed door to garage.

Utility Room

Fitted with units at base and eye level, space, power and plumbing for washing machine and tumble dryer, butler sink with stainless steel mixer-tap, wood effect laminate floor, double glazed window to rear aspect, door opening to secondary utility area with wood effect laminate flooring, opening to double garage and obscure double glazed patio door to rear garden.

Conservatory

Brick and upvc construction with wood effect laminate flooring, radiator, double glazed windows to rear aspect, double glazed french doors to rear garden.

Landing

With access to airing cupboard and loft space, doors to:

Bedroom One

Double glazed windows to front aspect, coving, radiator, fitted wardrobes, door to:

En-Suite Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with shower unit and mixer-tap, radiator, tiled walls, wood effect laminate flooring, obscure double glazed windows to front aspect.

Bedroom Two

Double glazed windows to rear aspect, coving, radiator, access to fitted wardrobes.

Bedroom Three

Double glazed windows to rear aspect, coving, radiator.

Bedroom Four

Double glazed windows to rear aspect, coving, radiator.

Bedroom Five/Family Room

Dual aspect double glazed windows to front and rear aspect, radiator, wood effect laminate flooring, door to:

En-Suite

Fitted white three piece suite comprising of w/c, wash hand basin with pedestal, walk in shower with shower unit, heated towel rail, extractor fan, obscure double glazed window to front aspect, tiled floor, tiled walls.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed corner bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, tiled floor, tiled walls.

To The Rear

Patio area adjacent to property, outside tap, lawn garden with a range of shrubs, hedges and flower beds to boarders, fence enclosed with side gate access.

Double Garage

With up and over door, power and light.

To The Front

Relaid driveway offering parking for multiple vehicles, lawn front garden with hedge to boarder.

Estate Agents Act 1979

Pursuant to the above act this is to notify that the vendor of this property is a relative of an employee of Astons.

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.

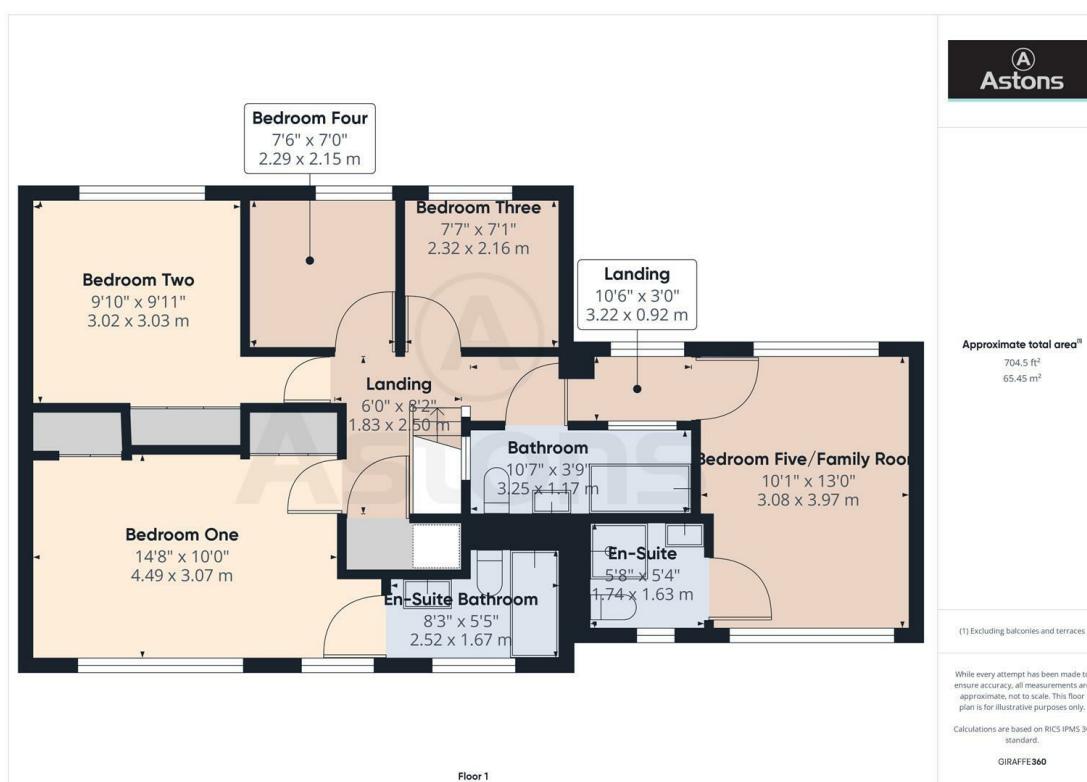
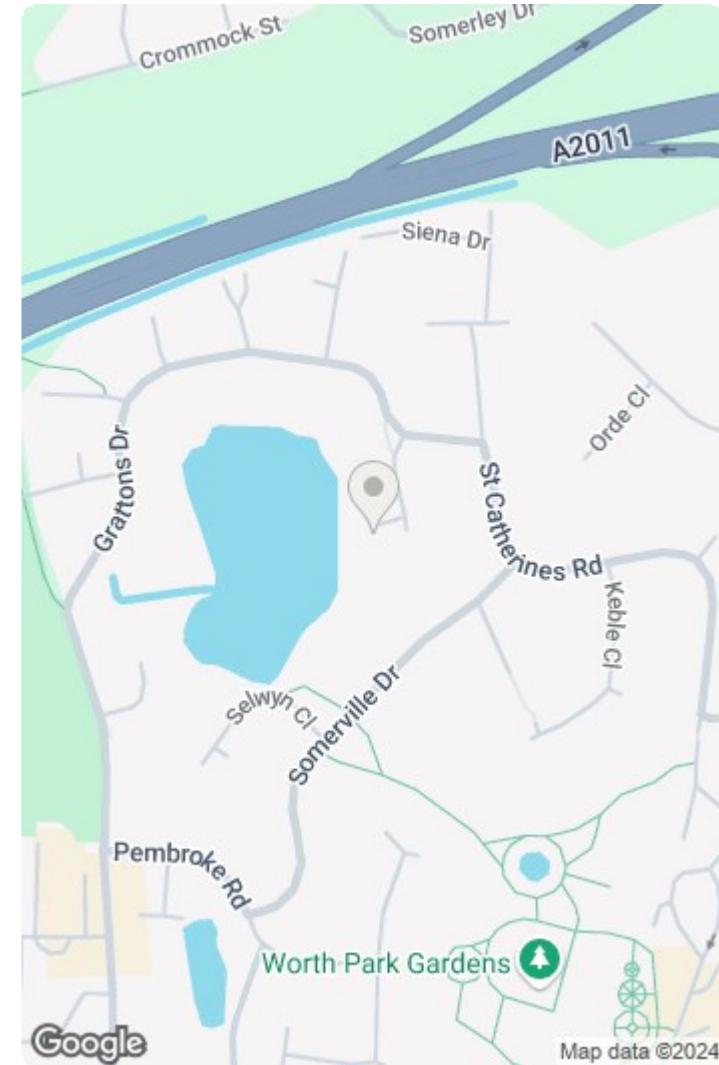
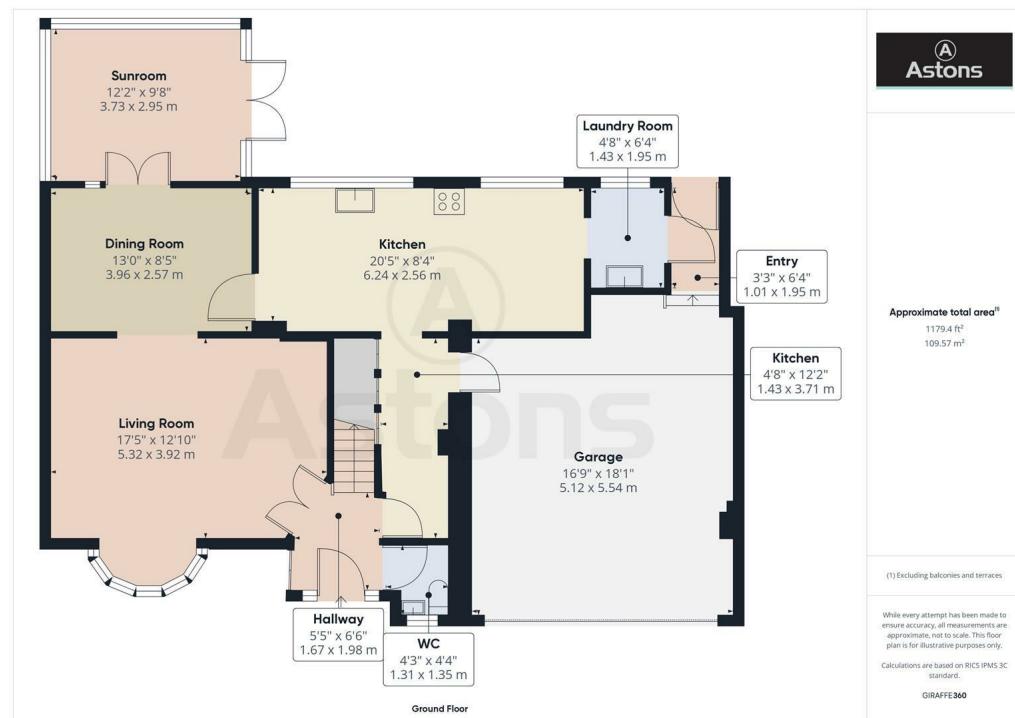
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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	81
(81-90)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	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	
(81-90)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

