



ASTONS



The Birches
Crawley, RH10 1RU

£340,000

Astons are pleased to offer this three bedroom terraced house to the market. The property is ideally situated in the Three Bridges area, close to the mainline train station with services to London and Brighton making it an ideal buy for anyone commuting for work. The house requires updating and presents an excellent opportunity for families and first-time buyers alike to put their stamp on it. The property boasts three well-proportioned bedrooms, an open plan living/dining room and kitchen/breakfast room.

Crawley is known for its vibrant atmosphere and excellent amenities, including shops, schools for all ages including the popular Hazelwick secondary school, and parks, all within easy reach. This location is perfect for those who appreciate a balance of urban convenience and suburban tranquillity.

In summary, this terraced house in The Birches is a wonderful opportunity to create a warm and inviting home in a sought-after area. The property is being offered with no onward chain.



Enclosed Porch

Double glazed front door, cupboard, door to:

Hallway

Stairs to the first floor, radiator, wood effect flooring, doors to:

Living/Dining Room

Double glazed window to the front, double glazed French casement doors to the rear garden, two radiators, wood effect flooring.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over, stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in stainless steel oven with a gas hob over and stainless steel extractor fan above, space for a fridge/freezer and washing machine, breakfast bar to one side, under stairs cupboard, double glazed window and door to the rear.

Landing

Access to the loft space, airing cupboard with a gas fired "Worcester" boiler, doors to:

Bedroom One

Double glazed window to the front, radiator, wood effect flooring.

Bedroom Two

Double glazed window, radiator, wood effect flooring.

Bedroom Three

Double glazed window to the front, radiator, wood effect flooring.

Bathroom

White suite comprising a P-shaped "walk-in" bath with side door, mixer tap and separate Triton shower unit over, hand basin with a mixer tap and vanity unit below, wc, part tiled walls, obscured double glazed window, radiator.

To The Front

Gated access with hedge border, path to the front door with garden area to the side.

Rear Garden

Th garden enjoys a good degree of seclusion and comprises a paved patio area adjacent to the house with a path to the rear, lawned area and plant and shrub borders, fence enclosed, brick built storage shed.

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.

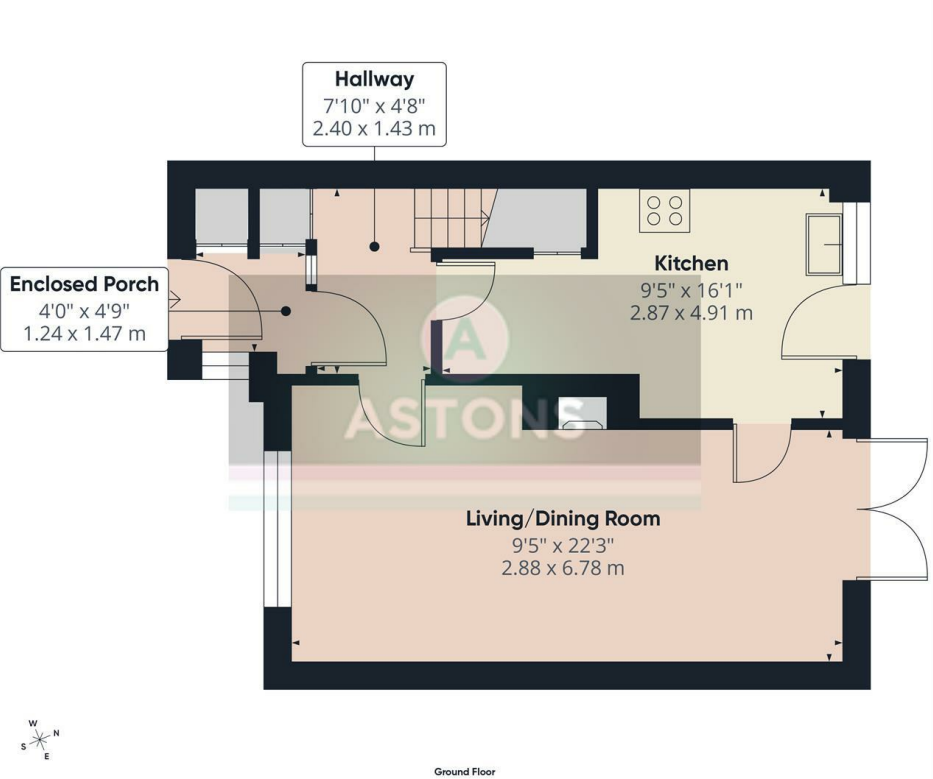
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



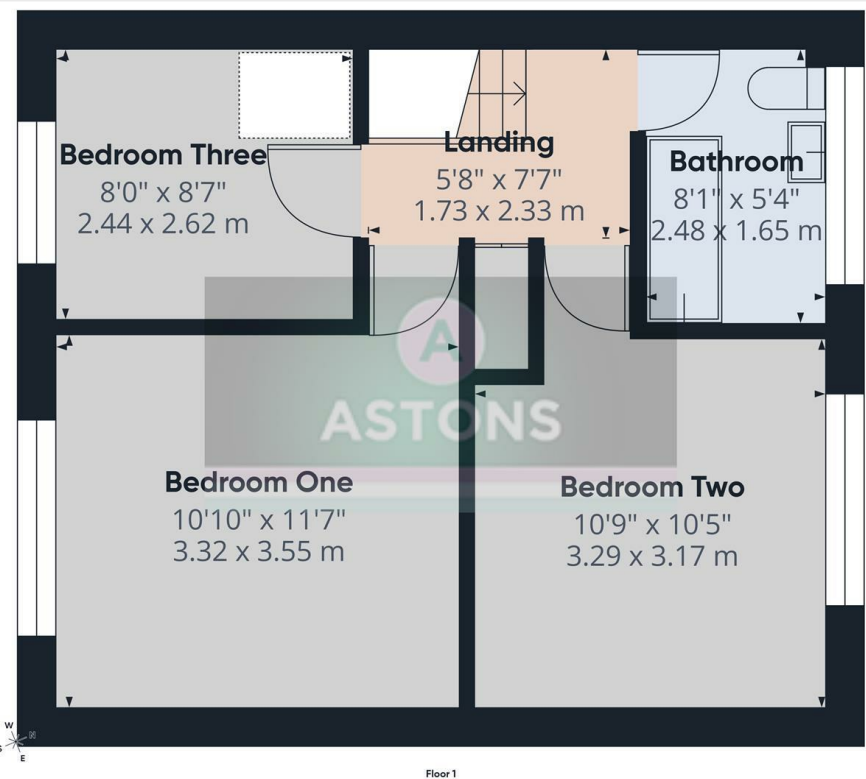


Approximate total area⁽¹⁾
439 ft²
40.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Approximate total area⁽¹⁾
386 ft²
36 m²

(1) Excluding balconies and terraces

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

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RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 105-120 | A | | |
| 80-105 | B | | |
| 65-80 | C | | |
| 50-65 | D | | |
| 35-50 | E | | |
| 20-35 | F | | |
| 1-20 | G | | |

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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