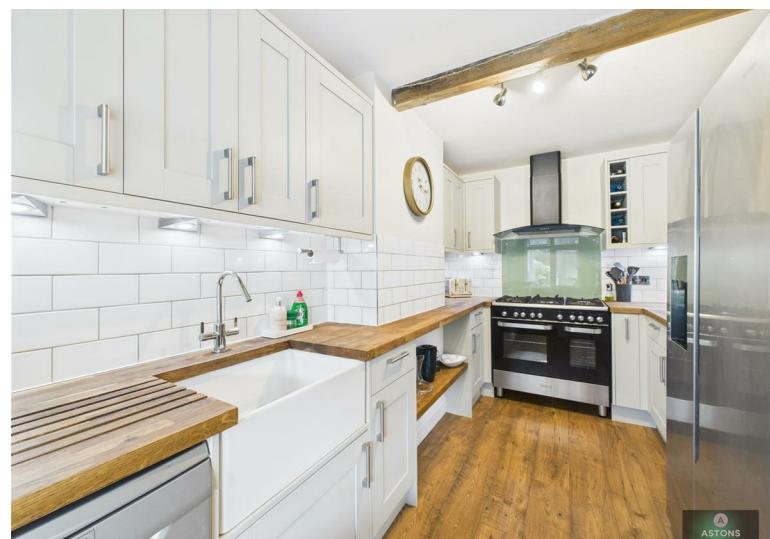




West Way
Three Bridges, RH10 1JY

Offers In Excess Of £400,000

Astons are pleased to offer this character three bedroom house to the market, which is ideally located in a quiet cul de sac, within half a mile of Three Bridges mainline train station. The property offers a lovely cottage feel and has been extensively improved by the current owners, and now benefits from a refitted kitchen with solid wood work surfaces and a Belfast sink unit, a refitted bathroom and en-suite shower room. The property further benefits from a spacious conservatory to the rear which leads onto the attractive south facing garden, gas radiator heating via a combi boiler and a driveway with parking for two cars.



Hallway

Part double glazed front door, wood effect flooring, radiator, stairs to the first floor, cupboard housing gas fired combination boiler, further double cupboard with space and plumbing for a washing machine, cupboard housing meters, doors to:

Lounge

Double glazed window, wood effect flooring, feature wood burning stove, wall lights, doorway to:

Kitchen

Range of refitted base and eye level panel fronted units with solid wood work surfaces and tiled splash backs, Belfast sink unit with a mixer tap and drainer, space for a range style cooker with extractor hood above, further space for a dishwasher and American style fridge/freezer, under unit lighting, wood effect flooring, double glazed window.

Inner Lobby

Wood effect flooring, under stairs cupboard, open through to the kitchen, part glazed double doors to the conservatory.

Conservatory/Dining Room

Double glazed windows to three sides, double glazed french casement doors to the garden, two radiators, tiled floor,



Bathroom

White suite comprising a p-shaped bath with a period style mixer tap and shower attachment, separate mixer shower unit above with glass screen, hand basin with a mixer tap and units below, wc with a concealed cistern, heated towel rail, part tiled walls, obscured double glazed window with leaded light inserts, coving.

Landing

Double glazed window to the rear, radiator, doors to:



Bedroom One

Double glazed windows to the front and rear, two radiators, door to:



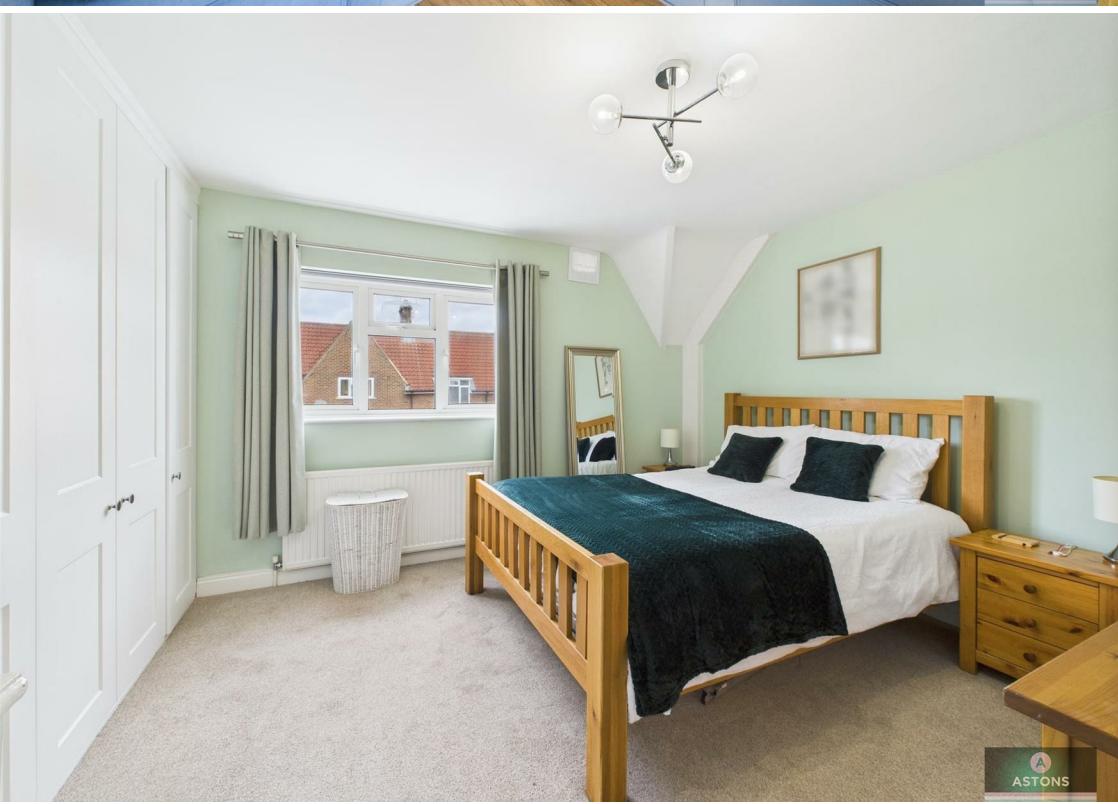
En-Suite Shower Room

White refitted suite comprising a shower cubicle with mixer shower unit with a fixed rainfall head and separate hand held head, hand basin with a mixer tap and unit below, wc, tiled walls and floor, obscured double glazed window,



Bedroom Two

Double glazed window to the front, radiator, built in wardrobes to one wall, access to the loft space.





Bedroom Three

Double glazed window to the rear, radiator.

area adjacent to the house with plant and shrub borders, dwarf wall divide to a lawned area with hedge and fence borders, wooden shed, side access to the front.



Garden rental

The end section of the garden is leased from the council with a yearly rental currently £25.00 per annum.

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.

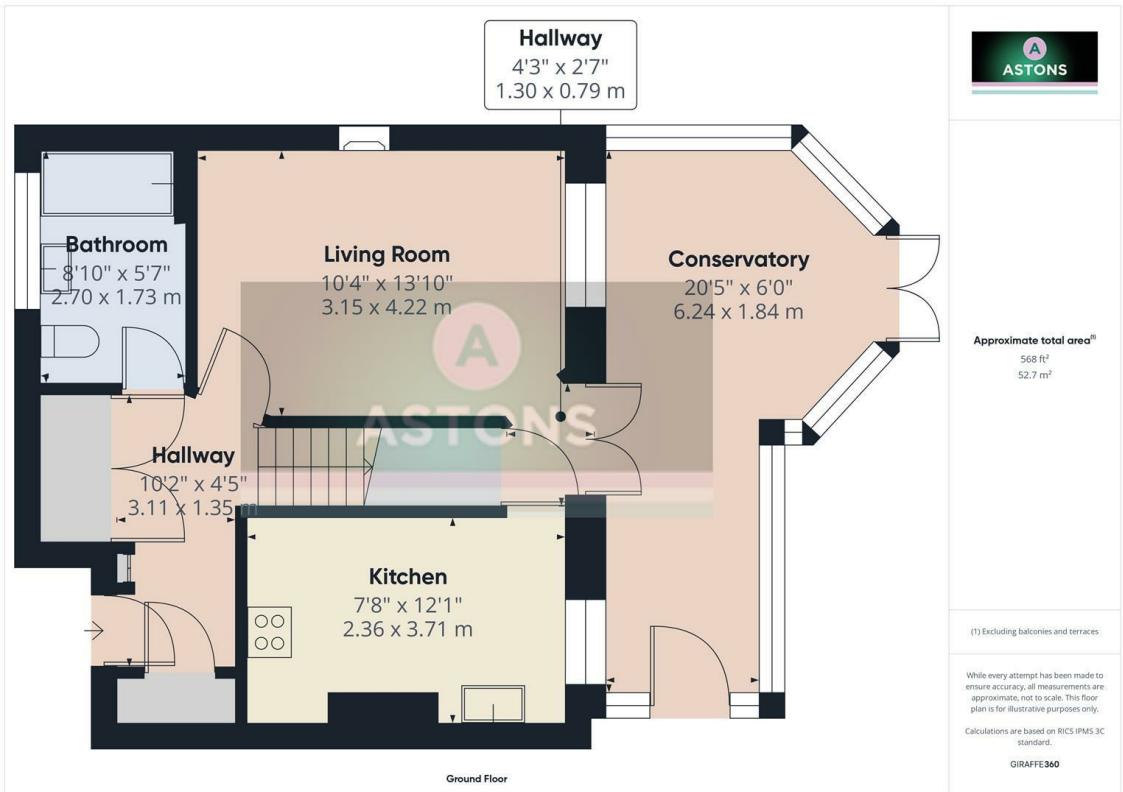
To The Front

Block paved driveway with parking for two cars, side access to the rear garden.

Rear Garden

The garden has a southerly aspect and comprises a paved





Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

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

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