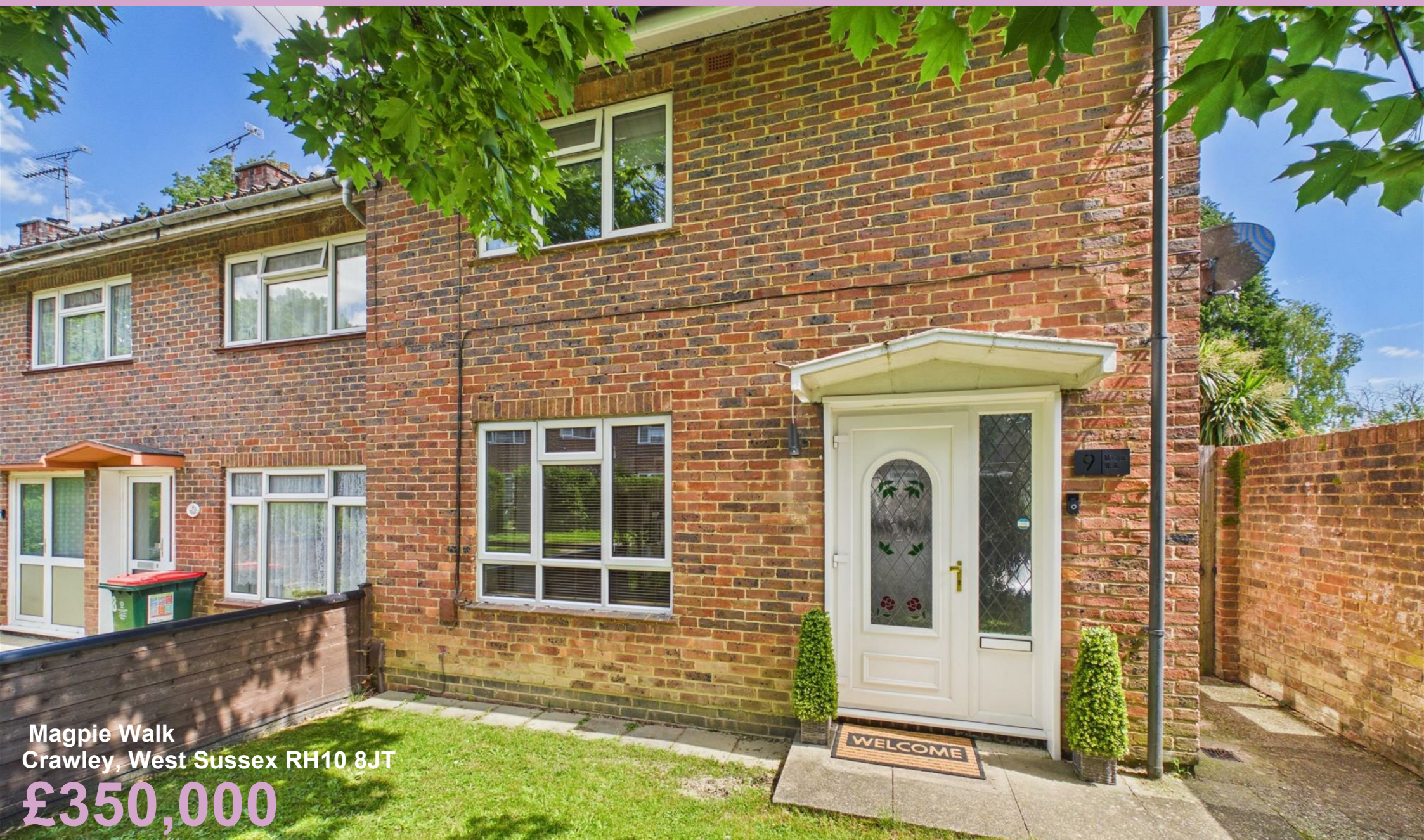




ASTONS



Magpie Walk
Crawley, West Sussex RH10 8JT

£350,000

Nestled in the charming Green Lane area of Northgate, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The property benefits from a fitted kitchen with some integrated appliances, gas radiator heating, double glazed windows and a bathroom with separate wc, which gives flexibility for the morning routine!

An attractive feature of the house is its' good sized rear garden which is level, and offers a great space to relax and entertain. For those working from home or wanting a space to retreat to the property benefits from the addition of a spacious garden/office room at the end of the garden.

This property is situated in a friendly neighbourhood, with local amenities and transport links within easy reach, enhancing the appeal for those who value convenience. Whether you are looking to settle down or invest, this house on Magpie Walk is a wonderful option that combines practicality with a welcoming atmosphere. Do not miss the chance to make this charming property your new home.



Hallway

Obscured double glazed front door with window to the side, further double glazed window to the side aspect, radiator, under stairs cupboard, stairs to the first floor, doors to:

Lounge/Dining Room

Double glazed window to the front and double glazed patio doors to the rear, two radiators, fireplace with a wooden mantel surround, recessed shelving, wood effect flooring.

Kitchen

Range of base and eye level units with work surfaces over and matching splashbacks, sink unit with a mixer tap and drainer, built in eye level stainless steel double oven, five ring gas hob with a stainless steel extractor hood above, space for a dishwasher and washing machine, further recessed space for a fridge/freezer, wood effect flooring, double glazed window, gas fired boiler, obscured double glazed window to the side.

Landing

Double glazed window to the side, access to the partly boarded loft space with a double glazed Velux window, airing cupboard, doors to:

Bedroom One

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

Bedroom Two

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

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and vanity unit below, heated towel rail, tiled walls, obscured double glazed window, extractor fan, shaver point.

Separate WC

White wc, obscured double glazed window, part wood panelled walls.

To The Front

Gated access with a mature hedge border, path to the front door, lawned area, gated access to the side leading to the rear garden.

Rear Garden

The garden is a good size and is mainly laid to lawn with a patio area adjacent to the house, further stone chipped seating area to the rear, brick built store to one side, side access gate to the front. To the rear there is access to the Garden Room.

Garden Room/Office

Located at the end of the garden is a spacious garden room/office which offers a lovely entertaining/work space. It is comprises double glazed doors to the front, double glazed window to the side, power and light.

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

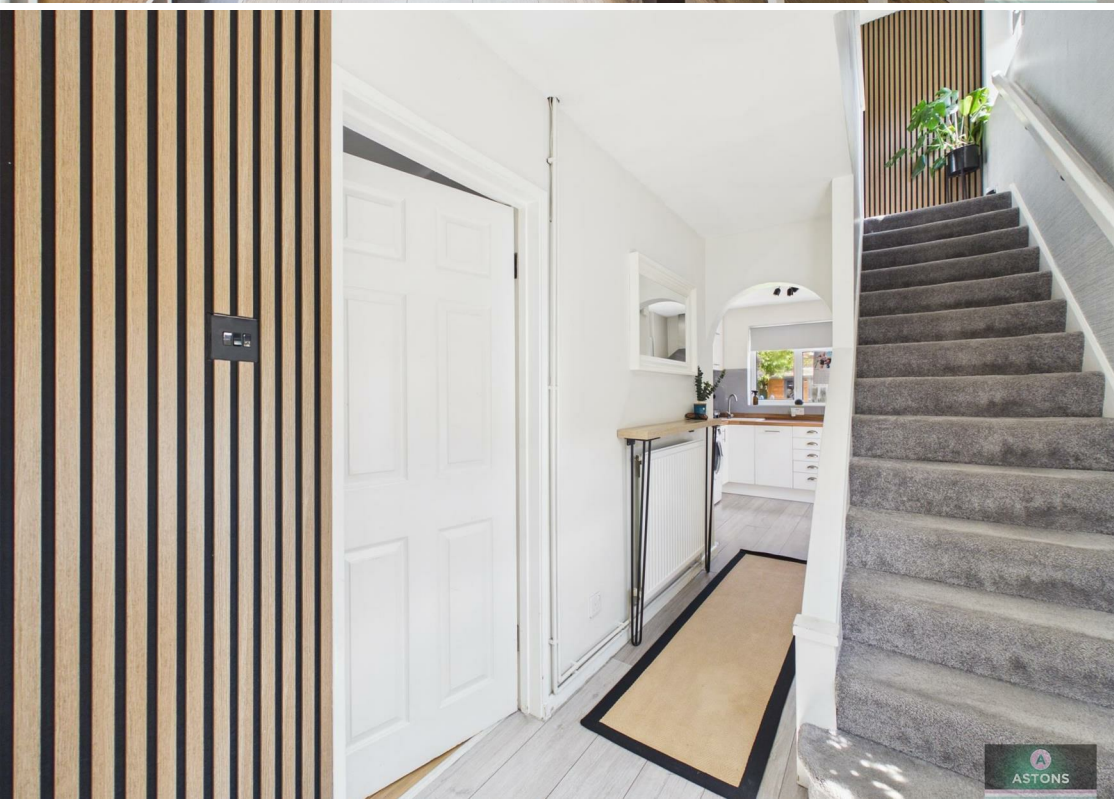
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.

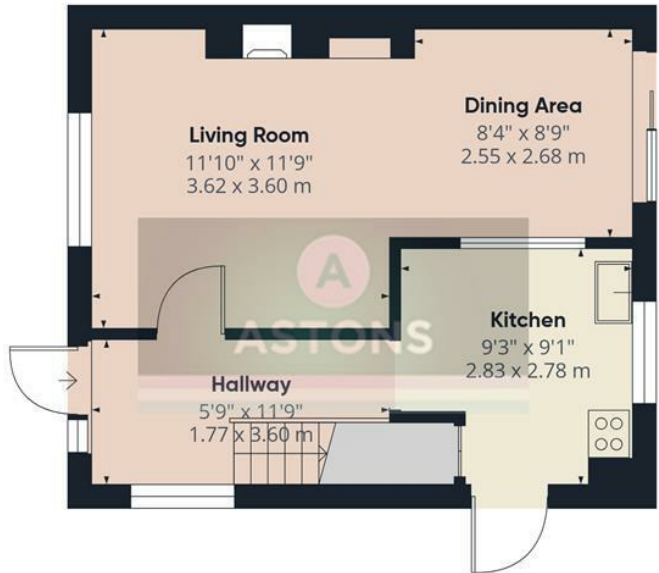
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
911 ft²
84.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Very low energy efficiency - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW
01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org
Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

