ASTONS



Salterns Road
Crawley, West Sussex RH10 7JE

Offers In Excess Of £399,950

*** No onward chain ***
Astons are delighted to market this charming three bedroom semi detached house, situated within the ever popular residential area of Maidenbower, close to local schools, parks, amenities and transport links. Inside this lovely home features a light and airy living room, a separate dining room, a fitted kitchen, a study, a fitted downstairs cloakroom, a fitted bathroom, three excellent sized bedrooms and a fitted en-suite. To the rear is a tranquil enclosed garden with side gate access, to the front is a driveway offering parking for one vehicle, additional benefits of this house include upvc double glazed windows and gas central heating with a recently replaced boiler.







Entrance Hall
Front door opening to entrance hall, coving, front door to:

Living Room
Double glazed windows to front aspect, radiator, internal french doors to dining room, door to:



Study
Double glazed windows to front aspect, coving, wood effect laminate flooring, door to:



Utility Room
Double glazed window to side aspect, coving, wood effect laminate flooring, with space and power for tumble dryer and fridge.

Dining Room
With sliding double glazed patio door to rear garden, coving, radiator, opening to:

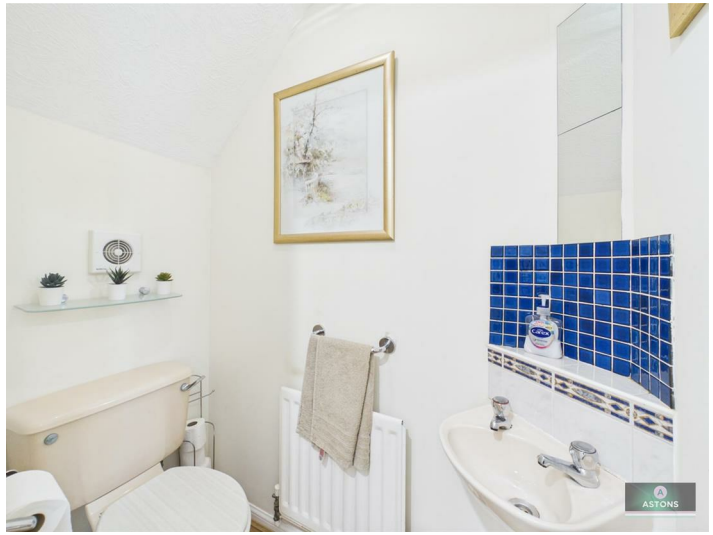


Kitchen
Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and dishwasher, stainless steel sink with mixer-tap and drainer, integrated cooker with gas hob, part tiled walls, double glazed windows to rear aspect, coving, tiled walls.



Hall
Stairs to first floor landing, radiator, door to:

Downstairs Cloakroom
Fitted suite comprising of w/c, wash hand basin with splash back tiled, radiator, extractor fan, wood effect laminate flooring.



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

Bedroom One
Double glazed windows to front aspect, coving, door to:




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En-Suite
Fitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, part tiled walls, tiled floor, obscure double glazed window to front aspect.



Bedroom Two
Double glazed windows to rear aspect, radiator, coving.



Bedroom Three
Double glazed windows to rear aspect, coving.



Bathroom
Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with mixer-tap and shower unit, radiator, part tiled walls, tiled floor, obscure double glazed window to front aspect.



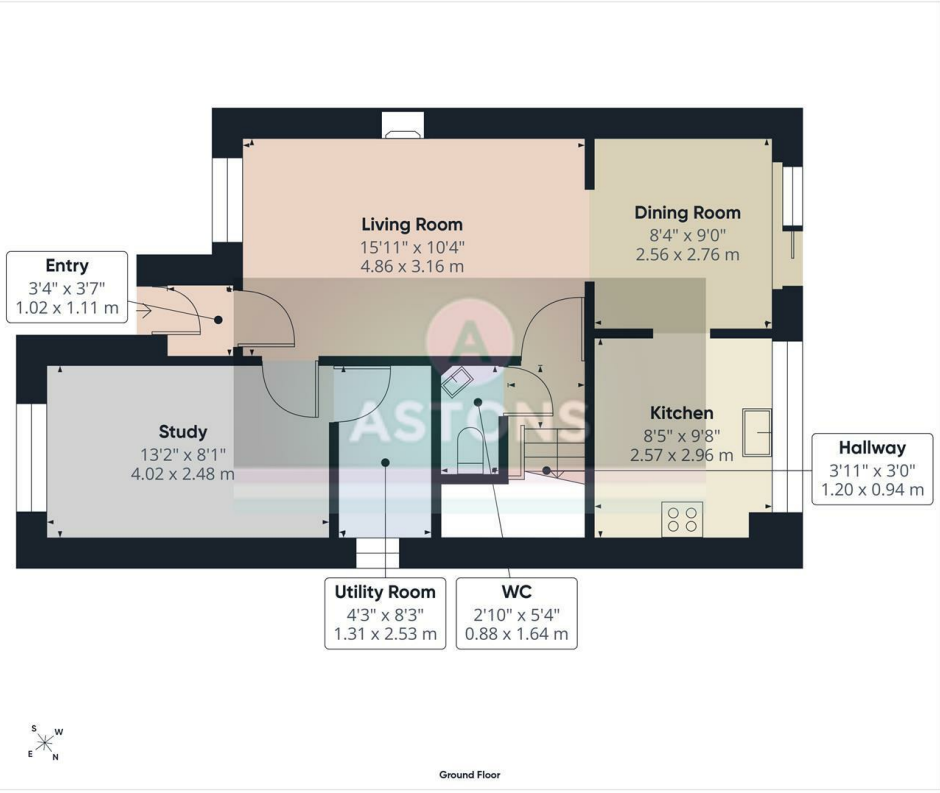
To The Rear
Patio area adjacent to property, lawn garden, fence enclosed with side gate access.



To The Front
Driveway offering parking for one vehicle, lawn front garden with patio path leading to front door.

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

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Approximate total area(1)

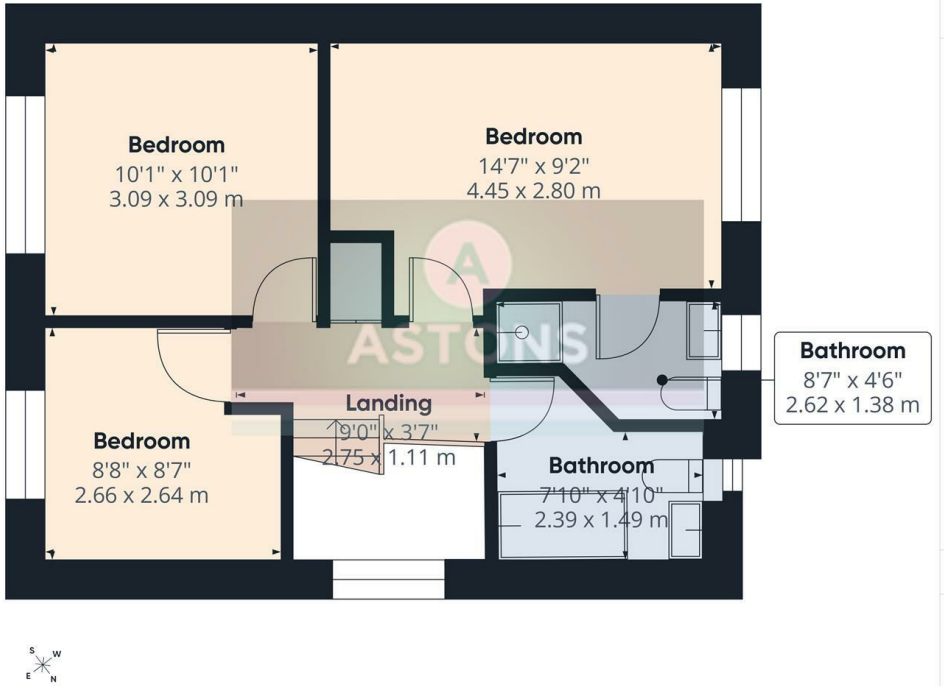
540 ft²

50 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.

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Floor 1

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Approximate total area(1)

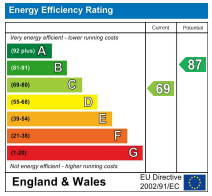
414 ft²

38.6 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.

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