



Yarmouth Close  
Crawley, West Sussex RH10 6TH

**Offers In Excess Of £475,000**



## Yarmouth Close, Crawley, West Sussex RH10 6TH

Astons are delighted to market this superbly presented three bedroom semi detached house, situated within the ever popular residential area of Furnace Green, close to local parks, amenities, schools and transport links. Inside this wonderful home features a light and airy living room, a refitted kitchen, three excellent sized bedrooms, a refitted bathroom, a study and fitted utility room. To the rear is tranquil and enclosed garden, to the front is a driveway offering parking for three vehicles. Additional benefits of this property include upvc double glazed windows, gas central heating and a garage.

### Entrance porch

Replacement composite front door opening to entrance porch which comprises of 'LV' flooring, coving, doors to:

### Downstairs Cloakroom

Refitted suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, heated towel rail, obscure double glazed window to side aspect, tiled floor, part tiled walls.

### Hallway

With stairs to first floor landing, 'LV' flooring, radiator, double glazed windows to side aspect, coving, doors to:

### Living Room

With double glazed windows to front aspect, coving, radiator, 'LV' flooring, door to:

### Kitchen

Refitted with a range of units at base and eye level, range of integrated appliances including, fridge-freezer, dishwasher and cooker with induction hob and extractor fan, butler sink with stainless steel mixer-tap, quartz worktops, 'LV' flooring, double glazed windows to rear aspect, double glazed patio door to rear garden, opening to:

### Dining Room

With double glazed french doors to rear garden, coving, radiator, 'LV' flooring.

### Utility Room

Fitted with units at base and eye level, space, power and plumbing for washing machine and tumble dryer, stainless steel sink with mixer-tap and drainer, tiled floor, radiator, opening to:

### Study

With double glazed windows to front aspect, wood effect laminate flooring, radiator.

### Landing

With access to airing cupboard and loft space, coving, double glazed window to side aspect, doors to:

### Bathroom

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, radiator, enclosed bathtub with mixer-tap and shower unit, tiled walls, obscure double glazed windows to rear aspect.

### Bedroom One

With double glazed windows to front aspect, radiator, coving.

### Bedroom Two

With double glazed windows to rear aspect, radiator.

### Bedroom Three

With double glazed windows to front aspect, radiator.

### To The Rear

Tranquil space with wrap round patio adjacent to property, with outside tap and power point, lean to, access to shed and garage, fence enclosed with lawn garden.

### Garage

With up and over door, power and light.

### To The Front

Driveway offering parking for three vehicles, patio path leading to front door, lawn front garden.

### 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.

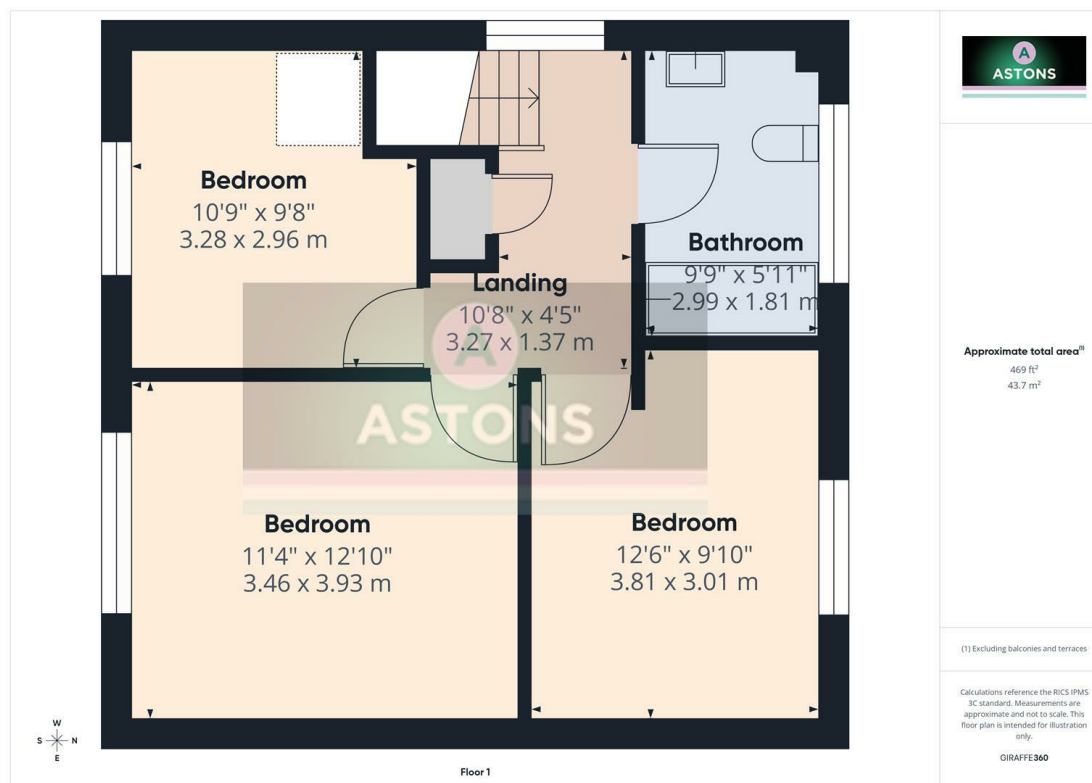
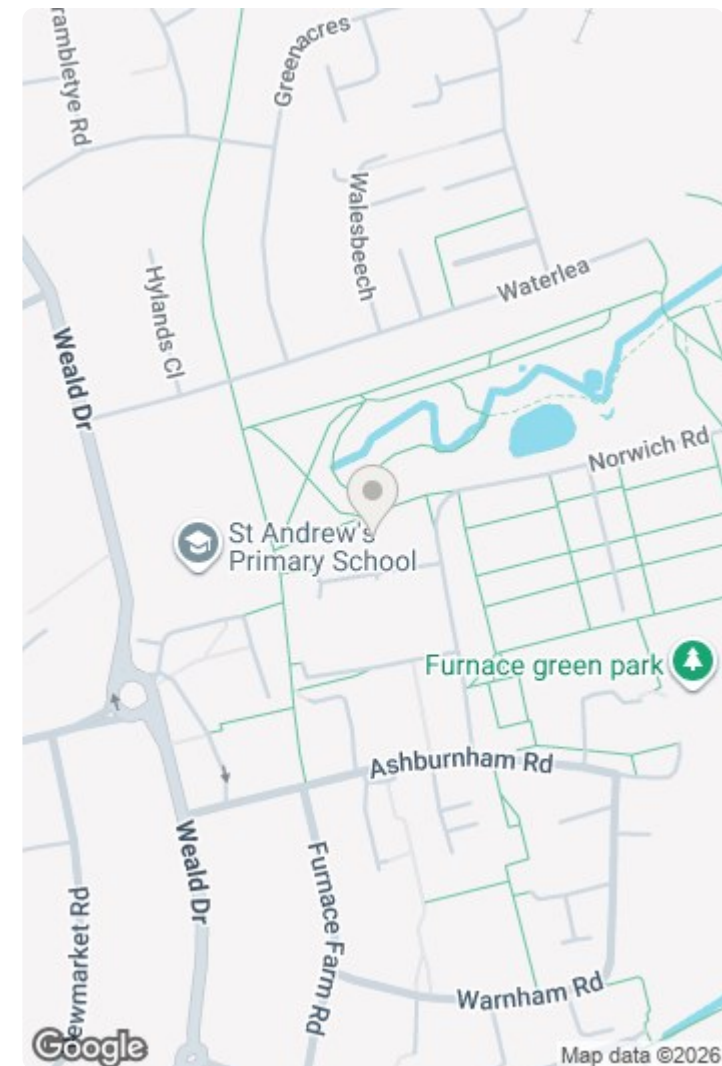
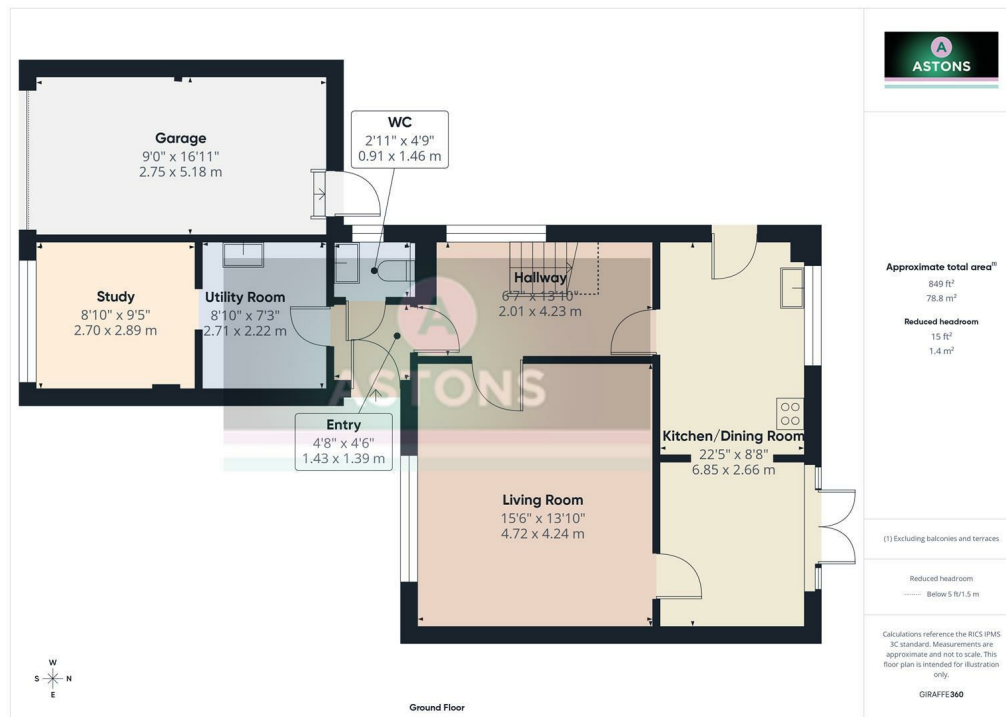
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus <b>A</b>			92 plus <b>A</b>		
81-91 <b>B</b>			81-91 <b>B</b>		
72-80 <b>C</b>			72-80 <b>C</b>		
62-71 <b>D</b>			62-71 <b>D</b>		
52-61 <b>E</b>			52-61 <b>E</b>		
42-51 <b>F</b>			42-51 <b>F</b>		
32-41 <b>G</b>			32-41 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



