



Oxford Road
Crawley, West Sussex RH10 5JQ

Offers In Excess Of £415,000

Astons are particularly delighted to market this extensively improved, refurbished and extended three bedroom semi detached house in the Tilgate area, walking distance to the popular Tilgate park, close to local schools, bus stops and amenities. Inside this house features a refitted bathroom, a refitted open plan kitchen dining room and a beautiful brick built double glazed conservatory. This property further benefits from replacement upvc double glazing throughout and gas central heating, outside is a fully enclosed rear garden with side access. To the front is a large driveway for multiple vehicles, viewings come highly recommended. Tenure Freehold, Council Tax Band 'D', EPC Rating D (62).



Hallway

Replacement composite front door, wood effect laminate flooring, coving, radiator, double glazed window to the side aspect, stairs to first floor landing, doors to



Lounge

Double glazed bay window to the front aspect, radiator, coving.



Kitchen Dining Room

Units at base and eye level, space power and plumbing for washing machine, dishwasher and large fridge freezer, integrated electric cooker with four ring electric hob on top, stainless steel extractor hood, stainless steel sink with mixer tap and drainer, corian work surfaces, double glazed patio door to side aspect, double glazed window to rear aspect, radiator, karndean flooring, coving, part tiled walls.



Conservatory

Brick built, double glazed construction with double glazed roof, karndean flooring with underfloor heating, radiator, double glazed patio doors to rear garden.



Landing

Double glazed window to the side aspect, radiator, access to loft space, access to airing cupboard, coving, doors to

Bedroom One

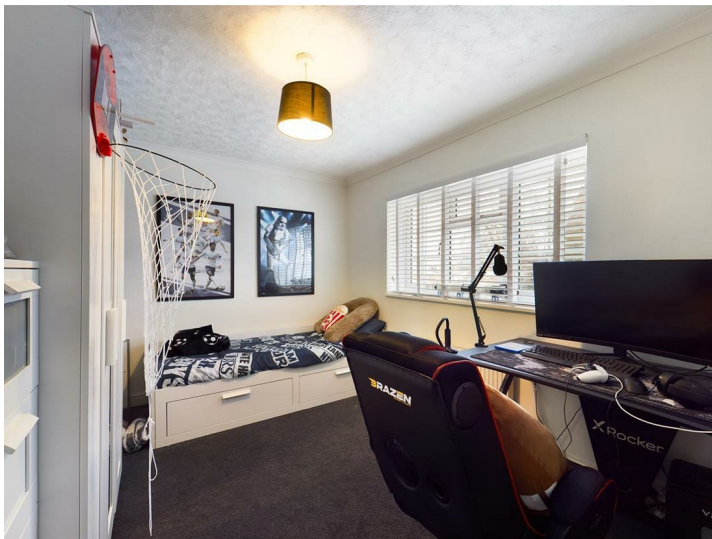
Double glazed window to the front aspect, coving, radiator, built in wardrobe.



Bedroom Two

Double glazed window to the rear aspect, radiator, coving,





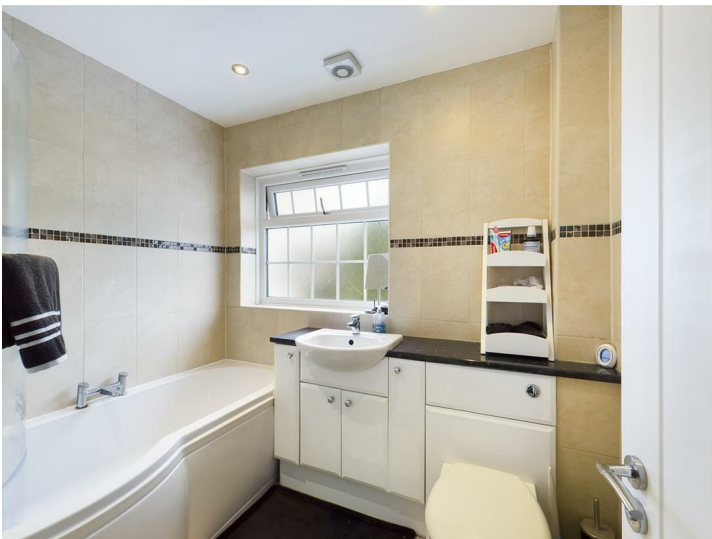
Bedroom Three

Double glazed window to the front aspect, radiator, coving.



Bathroom

White suite consisting of close coupled w/c, panel enclosed bathtub with mixer tap and aqualisa digital shower, wash hand basin with mixer tap and under basin cupboards, heated towel rail, tiled flooring, fully tiled walls, obscure double glazed windows to the rear and side aspect, extractor fan.



To The Rear

Large patio area adjacent to property, lawned garden area, path to side access and brick built outside storage area.



To The Front

Driveway for multiple vehicles, side access gate to rear 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.

