



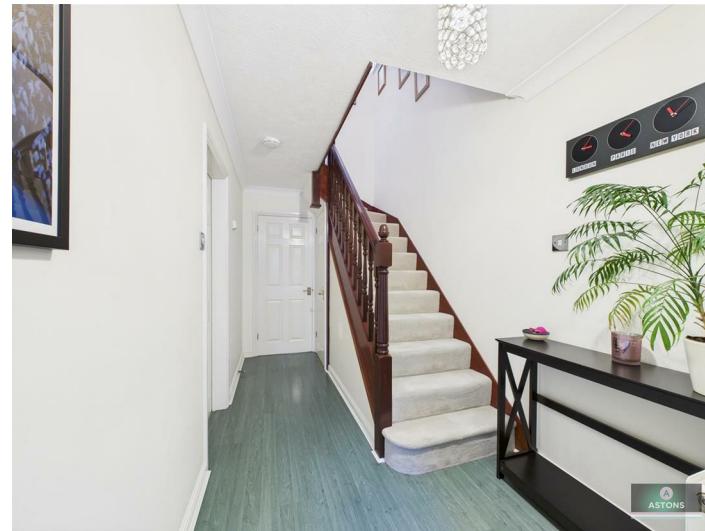
Barber Close
Crawley, West Sussex RH10 7LU
£539,950

Astons are delighted to market this wonderful four bedroom detached family home, situated within the ever popular residential area of Maidenhower, located within walking distance of local schools, parks, amenities and transport links. Inside this charming property features a light and airy living room, a fitted kitchen, a separate dining room, a fitted bathroom, four good sized bedrooms and a fitted en-suite. To the rear is a tranquil and enclosed garden, to the front is a driveway which offers parking for two vehicles. Additional benefits of this house include upvc double glazed windows, gas central heating and a garage.



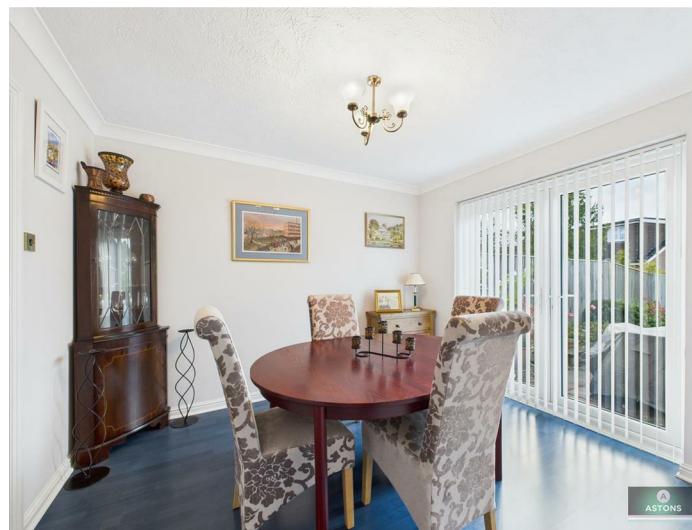
Entrance Hallway

Front door opening to entrance hallway, wood effect laminate flooring, coving, radiator, access to under-stairs cupboard, doors to:



Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, obscure double glazed window to front aspect, radiator.



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker with gas hob and extractor, sink with mixer-tap and drainer, wall mounted gas fire boiler, roll top work surfaces, part tiled walls, vinyl floor, double glazed window to rear aspect, double glazed patio door to rear garden.

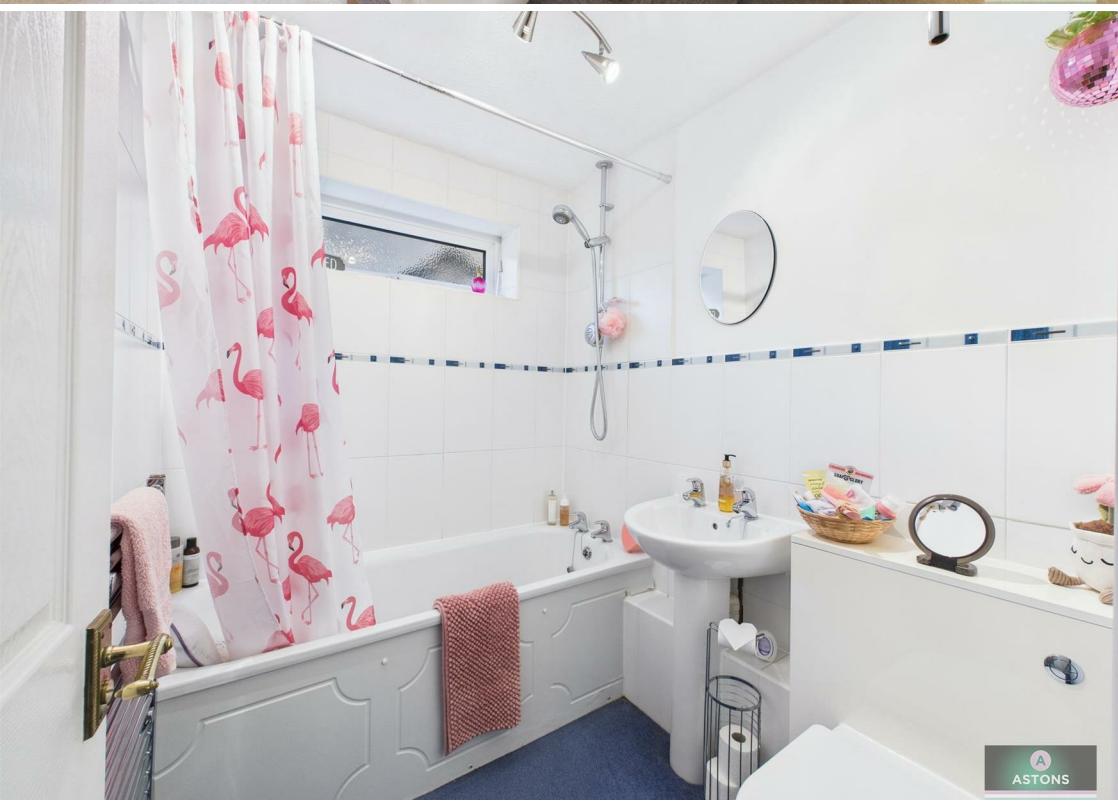
Living Room

Double glazed windows to front aspect, coving, radiators, internal french doors to:



En-Suite

Fitted white suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with 'Aqualisa' shower unit, heated towel rail, part tiled walls, tiled floor, extractor fan, obscure double glazed window to side aspect.





Bedroom Two

Double glazed windows to front aspect, radiator.



Bedroom Four

Double glazed window to rear aspect, radiator, access to in-built cupboard.



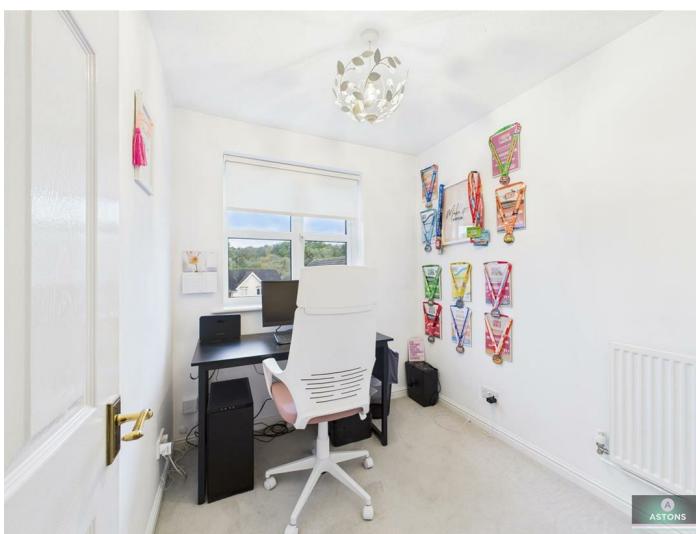
To The Rear

Patio area adjacent to property, lawn garden with a range of shrubs and hedges to borders, patio steps at the end of the garden leading to additional pebbled stone seating area, fence enclosed with side double gate access.



Bedroom Three

Double glazed window to front aspect, radiator, access to in-built cupboard.



Bathroom

Fitted white suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with 'Aqualisa' shower unit, heated towel rail, part tiled walls, extractor fan, obscure double glazed window to side aspect.



Garage

With up and over door, power and light.

To The Front

Driveway offering parking for two vehicles, lawn front garden with hedge to borders.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(91-91)	B		
(89-80)	C		
(79-68)	D		
(59-54)	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		
(59-68)	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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