



Hardy Close  
Crawley, West Sussex RH10 3AZ

**£485,000**

Astons are delighted to market this superbly presented, extended, three bedroom semi detached house, situated within the popular residential area of Pound Hill, conveniently located close to local schools, parks, amenities and transport links. Inside this beautiful home features a light and airy living room, a separate dining room, a stylish family room, a fitted kitchen and downstairs cloakroom, three excellent sized bedrooms and a refitted bathroom suite. To the rear is tranquil garden, sat on a generous corner plot with side gate access, to the front is a driveway with parking for three vehicles and a garage.



### Entrance Hallway

With replacement composite front door opening to entrance hallway which comprises of wood effect laminate flooring, radiator, coving, stairs to first floor, door to:



### Living Room

Light and airy room with double glazed windows to front aspect, radiator, coving, opening to:



### Dining Room

Stylish space with coving, radiator, internal french doors to:



### Family Room

With units at base and eye level, tiled floor, radiator, double glazed french doors to rear garden, obscure double glazed patio door to rear garden, opening to kitchen, door to:



### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, part tiled walls, tiled floor, wall mounted gas fire boiler, obscure double glazed window to side aspect.



### 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, induction hob, stainless steel sink with mixer-tap and drainer, part tiled walls, vinyl floor, double glazed window to side aspect.



### Landing

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





#### Bathroom

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



#### Bedroom Two

With double glazed windows to front aspect, radiator, fitted wardrobe with sliding doors.



#### To The Rear

Tranquil corner plot with wrap round patio area adjacent to property, outside tap and power points, raised artificial turf with sleepers, fence enclosed with side gate access.



#### Bedroom One

With double glazed windows to rear aspect, radiator.



#### Bedroom Three

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



#### Garage

With up and over door, power and light.

#### To The Front

Driveway offering parking for up to three vehicles.

#### 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.



**Approximate total area<sup>1)</sup>**  
 1134 ft<sup>2</sup>  
 105.3 m<sup>2</sup>

**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE 360

