



Byerley Way  
Crawley, West Sussex RH10 7YU

**Offers In Excess Of £525,000**

## Byerley Way, Crawley, West Sussex RH10 7YU

Astons are delighted to market this wonderful four bedroom detached family home, situated within the popular residential area of Pound Hill, located within close proximity to local amenities, parks, transport links and schools. Inside this charming home features a light and airy lounge/dining room, a fitted kitchen, a fitted downstairs cloakroom, a fitted bathroom and four good sized bedrooms with bedroom one boasting an en-suite. To the rear is a tranquil and enclosed garden with side access, to the front is a driveway offering parking for two vehicles. Additional benefits of this property include upvc double glazing throughout and a garage, this wonderful property is offered to market with no onward chain.

### Entrance Hallway

Front door opening to entrance hallway which comprises of tiled floor, coving, stairs to first floor, access to under-stairs cupboard and garage, doors to:

### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin, tiled floor, part tiled walls, obscure double glazed window to side aspect.

### Lounge

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

### Dining Room

With double glazed french doors to rear garden, coving, door to:

### Kitchen

Fitted with a range of units at base and eye level, integrated fridge-freezer, washing machine and cooker with gas hob, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, double glazed windows to rear aspect, coving, double glazed patio door to rear garden.

### Landing

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

### Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with mixer-tap, heated towel rail, tiled walls, extractor fan, obscure double glazed windows to rear aspect.

### Bedroom One

With double glazed windows to rear aspect, access to wardrobe with sliding doors, opening to:

### En-Suite

Fitted with wash hand basin and walk in shower with shower unit, tiled walls.

### Bedroom Two

With double glazed windows to front aspect, access to in-built cupboard.

### Bedroom Three

With double glazed windows to front aspect.

### Bedroom Four

With double glazed windows to rear aspect.

### To The Rear

With patio area adjacent to property, outside tap and power point, lawn garden, fence enclosed with side gate access.

### Garage

With up and over door, power and light.

### To The Front

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

### 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

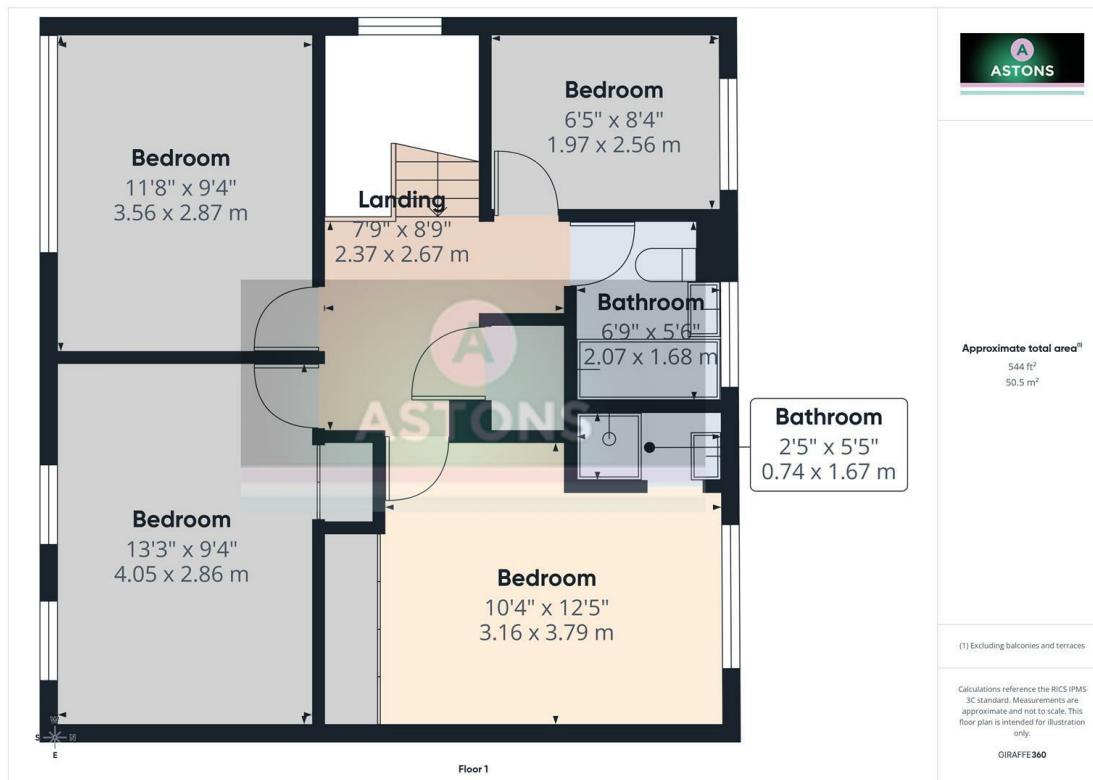
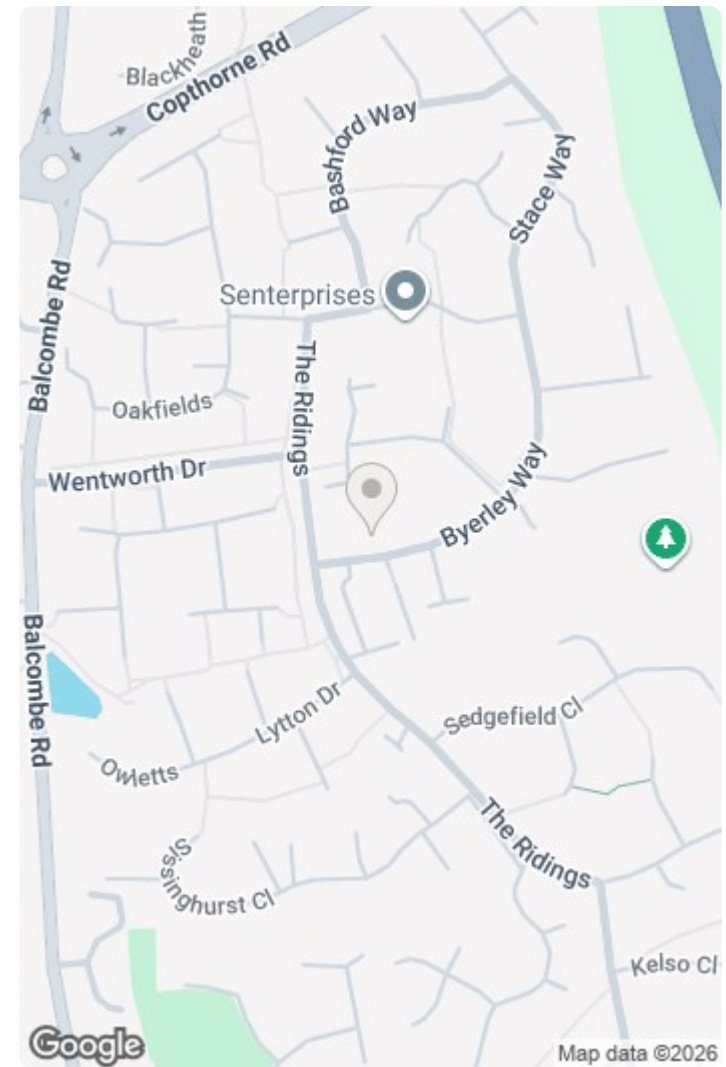
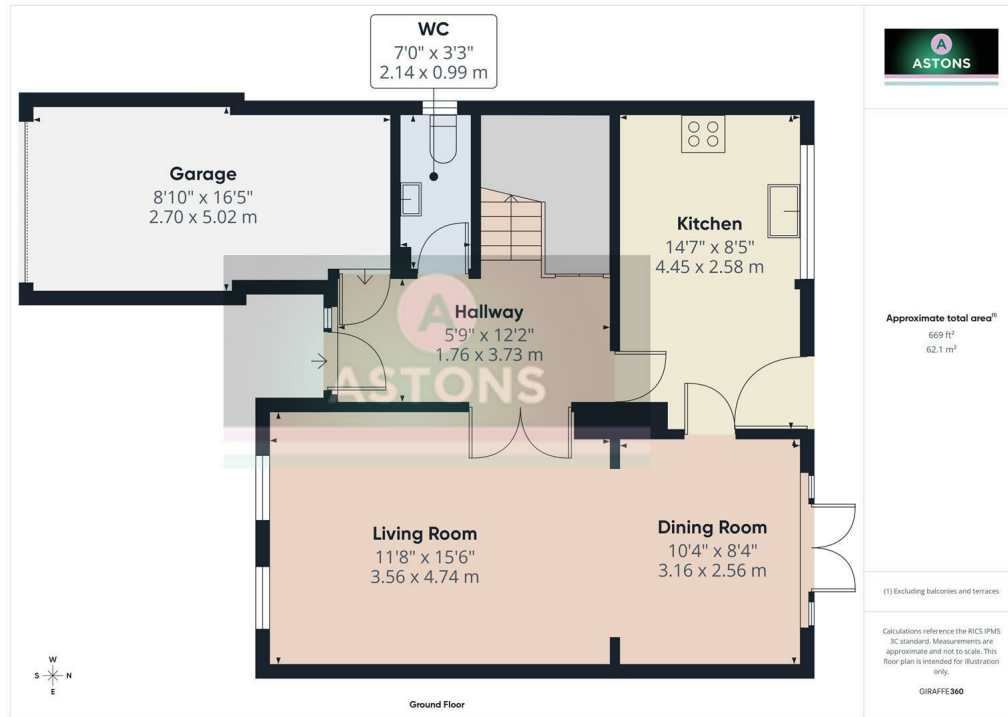
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

