



Stonefield Close  
Crawley, West Sussex RH10 6AU

**Guide Price £500,000**

\*\*\* Guide price £500,000 - £525,000 \*\*\*

Astons are delighted to superbly presented, extended, two bedroom semi detached bungalow, situated within the popular residential area of Southgate, conveniently located within walking distance to the town center. Inside this wonderful property features a light and airy living room, flowing into a seperate dining room, with a fitted utility room, a refitted four piece bathroom suite and two excellent sized bedrooms. To the rear positioned on a generous corner plot is a tranquil garden which boasts a cabin, to the front is a driveway offering parking for at least three vehicles and a double garage.



### Entrance Hallway

Front door opening to entrance hallway which comprises of, engineered oak wood flooring, coving, radiator, with access to airing cupboard, coat cupboard and loft space which boasts a pull down ladder, doors to:

### Dining Room

With engineered oak wood flooring, coving, opening to living room and door to utility room.



### Living Room

Wonderful light and airy room with engineered oak wood flooring, dual aspect windows to rear and side aspect, coving, radiators, double glazed sliding patio door to rear garden.



### Utility Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and tumble dryer, butler sink, radiator, tiled floor, tiled walls, double glazed windows to rear aspect, obscure double glazed patio door to rear garden.



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for dishwasher and fridge-freezer, integrated

cooker with induction hob, composite sink with mixer-tap and drainer, part tiled walls, tiled floor, radiator, double glazed window to rear aspect, obscure double glazed patio door to rear garden.



### Bathroom

Refitted white four suite comprising of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with mixer-tap, walk in shower with shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed windows to side aspect.





### Bedroom One

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



### Bedroom Two

With double glazed windows to front aspect, coving.



### To The Rear

Substantial corner plot with patio area adjacent to property, lawn garden with a range of shrubs, flower beds and hedges to borders, wall enclosed with side gate access, access to:



### Cabin

Timber frame cabin with entrance hall, doors opening to, main living area which comprises of double glazed windows and access to in-built cupboard, with access to fitted shower room comprising of w/c, wash hand basin with mixer-tap and under counter units, heated towel, shower-unit, tiled walls, tiled floor.



### Double 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.

### 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.



Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1560 ft<sup>2</sup>  
145.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Ground Floor Building 3

