



Stafford Road
Crawley, West Sussex RH11 7LJ

£375,000

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Astons are delighted to market this well loved three bedroom semi detached house, situated within the popular residential area of Langley Green, close to local amenities and transport links. Inside this property features a light and airy living room, a separate dining room, a fitted kitchen, three good sized bedrooms and a fitted bathroom, to the rear is a private enclosed garden, to the front is a driveway offering parking for two vehicles. Additional benefits of this home include gas central heating, a garage and a recently replaced roof. This property is offered to market with no onward chain.

Entrance Porch

Double glazed sliding patio door opening to porch with tiled floor, front door opening to:

Hallway

With stairs to first flooring, coving, radiator, door and opening to:

Living Room

With double glazed windows to front aspect, coving, radiator, opening to:

Dining Room

With coving, double glazed sliding patio door to sun room.

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and cooker, stainless steel sink with drainer, tiled walls, obscure double glazed patio door to rear garden.

Landing

Obscure double glazed window to side aspect, access to loft space, coving, doors to:

Bedroom One

With double glazed windows to rear aspect, wood effect laminate flooring, radiator, access to in-built wardrobe with sliding doors.

Bedroom Two

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

Bedroom Three

With double glazed window to front aspect, radiator.

Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with mixer-tap, heated towel rail, vinyl floor, tiled walls, obscure double glazed window to rear aspect.

To The Rear

With patio area adjacent to property, lawn garden, fence enclosed with side gate access.

To The Front

Driveway offering parking for two vehicles, shared driveway offering access to garage.

Garage

With up and over door, power and light.

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.

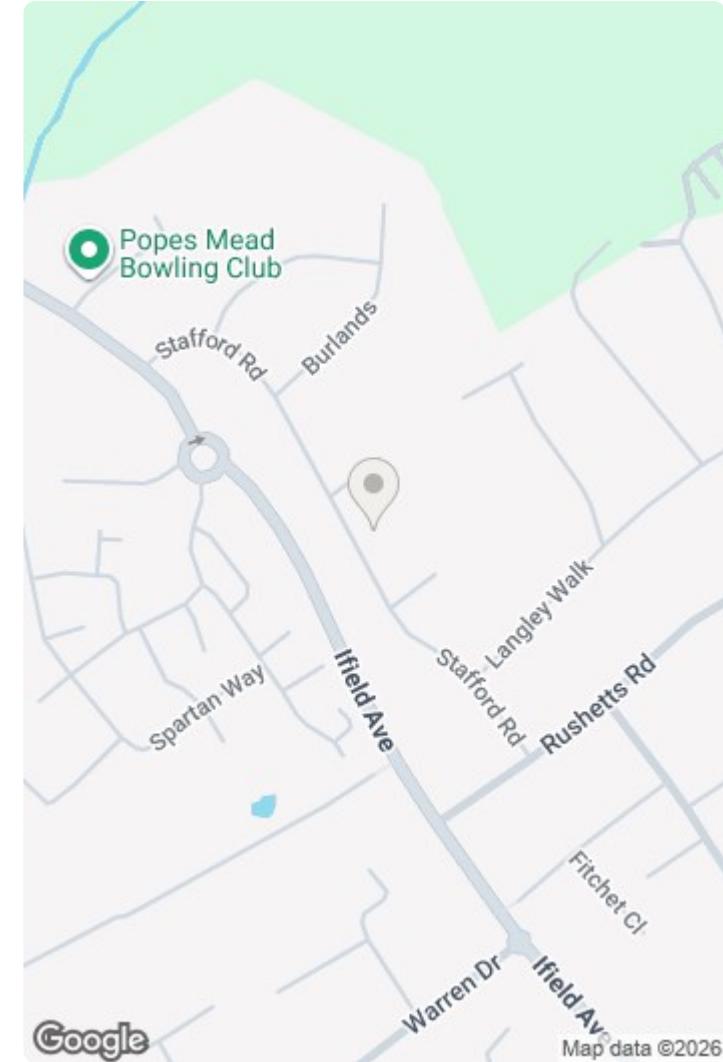




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) 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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

