



The Garrones
Crawley, West Sussex RH10 7YT

Guide Price £425,000

*** Guide Price £425,000 - £435,000 ***

Astons are delighted to market this wonderfully presented and well loved three bedroom semi-detached house, located within the ever popular residential area of Pound Hill, conveniently situated within close proximity of local amenities, schools and transport links. Inside this charming home features a light and airy lounge-dining room, a fitted kitchen, three excellent sized bedrooms, a refitted bathroom and fitted w/c. To the rear is a generously sized tranquil garden with side gate access, to the front is a driveway offering parking for three vehicles. Additional benefits of this property include upvc double glazing, gas central heating and a garage with integral access from the property, an electric charging point for electric vehicles.



Entrance Hall

Front door opening to entrance hall which comprises of wood effect laminate flooring, radiator, coving, integral access to garage, stairs to first floor landing, door to:



Lounge-Dining Room

Comfortable and warm room with dual aspect light coming from feature double glazed bay window to front aspect, double glazed sliding patio door to rear garden, radiator, coving, access to under-stairs cupboard, feature bio-ethanol fireplace, door to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer, cooker, dishwasher and wine fridge, composite sink with mixer-tap and drainer, part tiled walls, tiled floor, double glazed window to rear aspect, obscure double glazed patio door to rear garden.



Landing

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

Bedroom One

Double glazed windows to front aspect, radiator, bespoke fitted wardrobe and dressing table.



Bedroom Two

Double glazed windows to rear aspect, radiator.





Bedroom Three

Double glazed windows to front aspect, radiator.



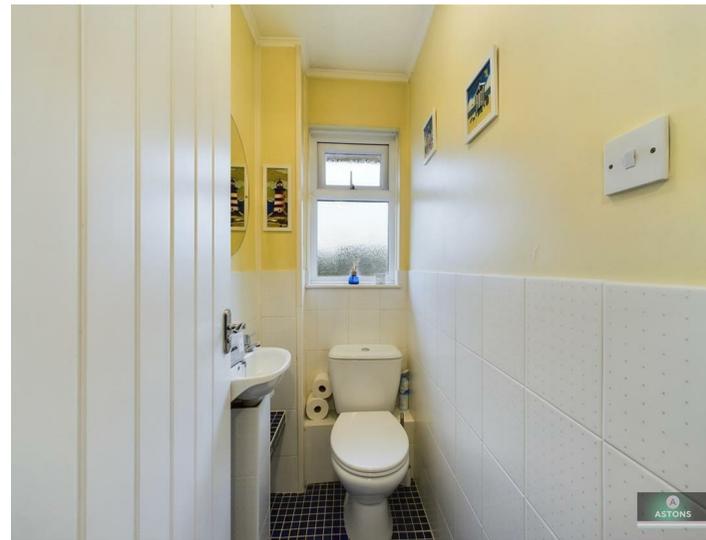
Bathroom

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



W/C

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



To The Rear

Generously sized and well presented rear garden with patio area adjacent to property, outside tap, lawn garden with additional patio seating area, fence enclosed with side gate access, shrubs and hedges to borders.



Garage

With power, light, integral access from property, space and power for tumble dryer.

To The Front

Driveway offering parking for three vehicles with electric vehicle charger.

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.

