



Arden Road
Furnace Green, Sussex RH10 6HY

£450,000

A well presented three bedroom semi detached house, situated within the popular Furnace Green area of Crawley. The property has been greatly improved by the current owners and now benefits from a refitted open plan kitchen/dining room, replacement double glazed windows, replacement gas fired boiler and a refitted downstairs shower room. Outside the house has a driveway to the front which leads to the garage, and a landscaped, secluded rear garden with plenty of storage.



Hallway

Double glazed front door, obscure double glazed window to the side, wood flooring, radiator, under stairs cupboard, coving, stairs to the first floor, doors to:

Downstairs Shower Room

Refitted white suite comprising a shower cubicle with a mixer shower unit with a fixed rainfall head and separate hand held head, hand basin with a mixer tap, W.C. part tiled walls, heated towel rail, obscure double glazed window, recessed down lighters, wood effect flooring.

Lounge

Double glazed bay window to the front, coving, radiator.

Kitchen/Dining Room

Range of base and eye level panel fronted units with work surfaces over and matching splash backs, inset one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset ceramic hob with a stainless steel extractor hood above, breakfast room, space for washing machine, fridge/freezer and dishwasher, recessed down lighters, pantry, wood flooring with under floor heating, double glazed window to the rear, double glazed door to the side, double glazed patio doors to:

Conservatory

Double glazed windows to three sides, quarry tiled floor, double glazed patio doors to the garden.

Landing

Double glazed window to the side, cupboard, access to the boarded loft space via a pull down ladder, which houses the replacement gas fired combination boiler, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobe, coving.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe, coving.

Bedroom Three

Double glazed window to the front, radiator, coving.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, separate Aqualisa mixer shower unit over the bath with glass screen, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled walls, tiled floor, two obscure double glazed windows, heated towel rail, recessed down lighters.

To The Front

Gravelled driveway to the front with two bar fence boundary which leads to the garage, path to the front door.

Garage

With an electric up and over door, power and light, personal door to rear, window to the side.

Rear Garden

There is a block paved patio area to the rear of the house, two brick built in storage cupboards, covered side way with gated access to the front, personal door to the garage. Steps down to a lawned area with fence enclosed borders.

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 £150 per transaction

- Open Convey panel £150 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.





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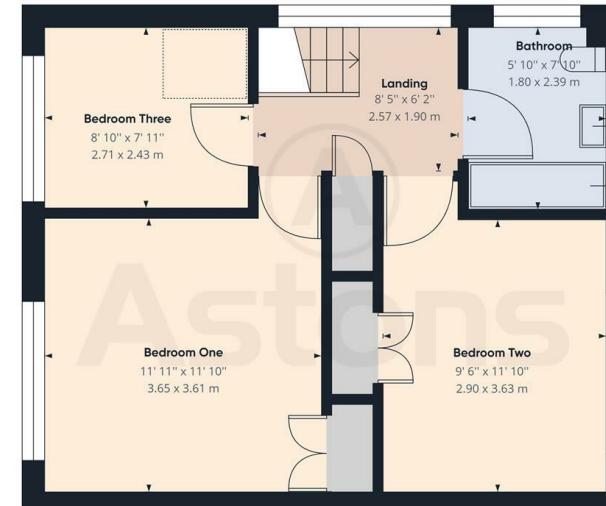
Approximate total area⁽¹⁾
626.94 ft²
58.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 1



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Approximate total area⁽¹⁾
439.17 ft²
40.80 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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1st Floor Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B1-B1)	B		
(B2-B3)	C		
(B4-B5)	D		
(B6-B7)	E		
(B8-B9)	F		
(B10-B11)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B1-B1)	B		
(B2-B3)	C		
(B4-B5)	D		
(B6-B7)	E		
(B8-B9)	F		
(B10-B11)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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