



ASTONS



Coney Close  
Crawley, West Sussex RH11 7QA

Offers In Excess Of £335,000

Astons are delighted to market this three/four bedroom house, situated within the popular residential area of Langley Green, conveniently located within close proximity of local amenities, transport links and schools. Inside this property features a refitted kitchen, a downstairs fitted shower room, a conservatory with insulated roof, on the first floor are three excellent sized bedrooms, a fitted shower-room and fitted w/c, to the rear is an enclosed private garden. Additional benefits of this lovely home include upvc double glazed windows and gas central heating, this property is offered to market with no onward chain.



**Hallway**  
Front door opening to hallway, with access to storage cupboards, wood effect laminate flooring, coving, radiator, stairs to first floor, doors to:



**Study/Bedroom Four**  
With double glazed windows to front aspect, coving, radiator, door to:



**Living Room**  
With double glazed window to rear aspect, coving, radiator, door to:



**Downstairs Shower-Room**  
Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, tiled walls, tiled floor, obscure double glazed window to rear aspect.



**Kitchen**  
Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker, gas hob, stainless steel sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring, door to:



**Conservatory**  
Brick and upvc construction with insulated roof, wood effect laminate flooring, radiator, double glazed windows to rear aspect, double glazed french doors to rear garden.



**Landing Shower-Room**  
Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, tiled walls, tiled floor, obscure double glazed window to rear aspect.





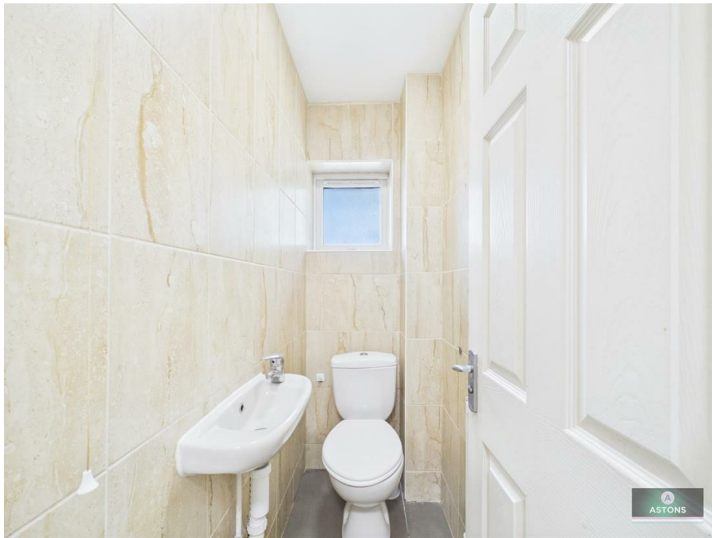
**Separate W/C**  
Fitted suite comprising of wash hand basin with mixer-tap, w/c, tiled walls, tiled floor, obscure double glazed window to rear aspect.



**Bedroom Two**  
With double glazed windows to rear aspect, coving, radiator.



**To The Rear**  
With patio area adjacent to property, lawn garden, fence enclosed.



**Bedroom One**  
With double glazed windows to front aspect, coving, radiator.



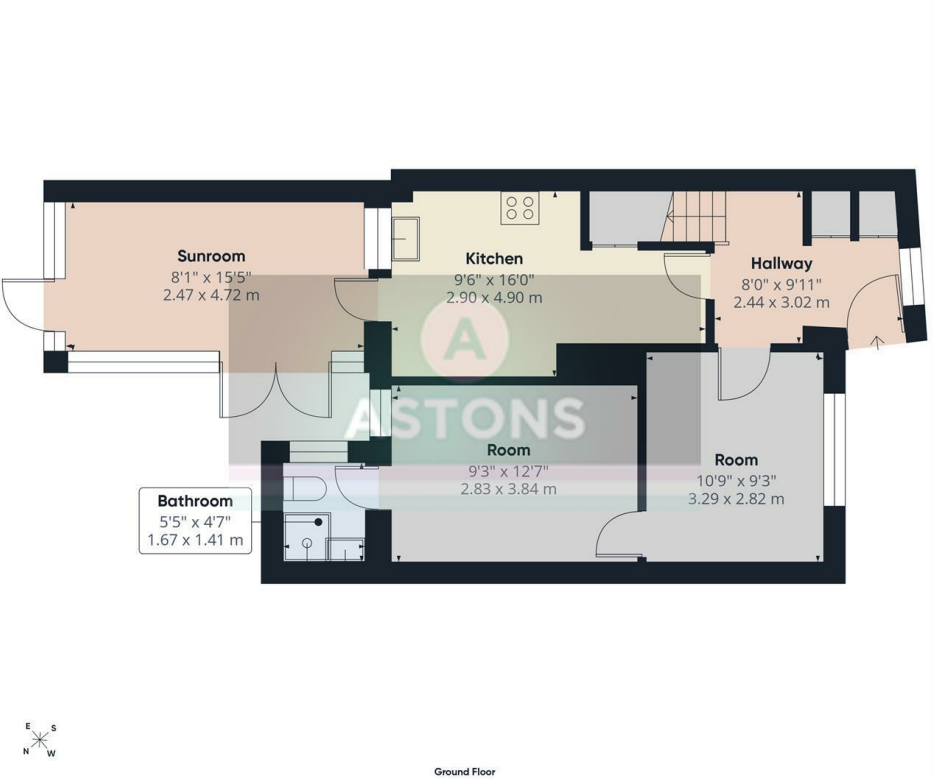
**Bedroom Three**  
With double glazed window to front aspect, coving, radiator.



**To The Front**  
With patio area adjacent to property, shrubs and hedges to borders with dwarf wall to the front.

**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

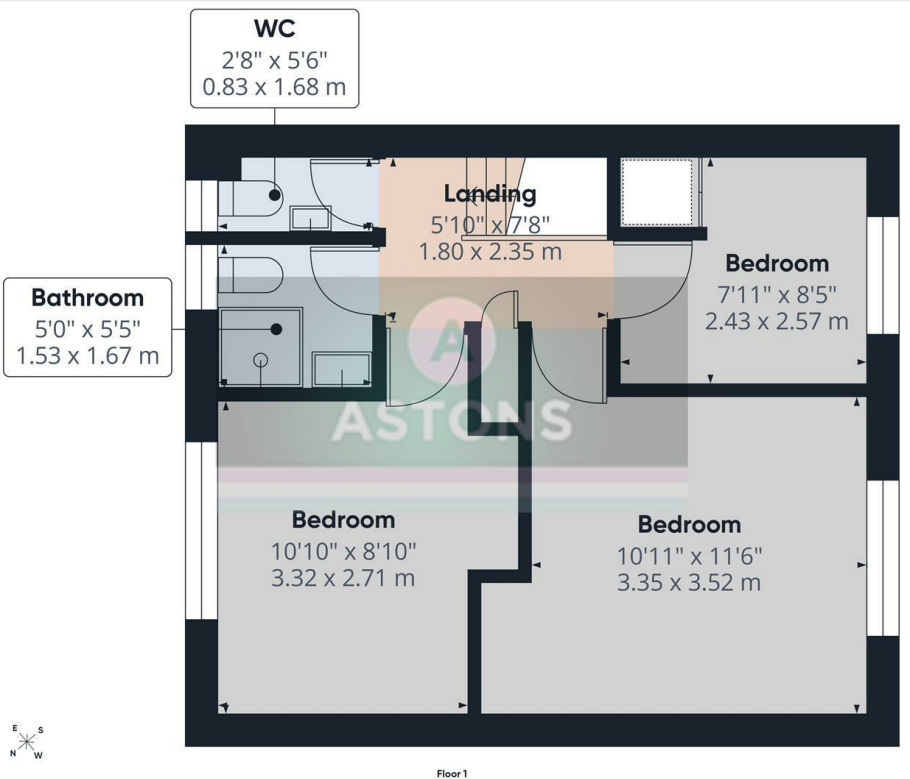


Approximate total area<sup>(1)</sup>  
585 ft<sup>2</sup>  
54.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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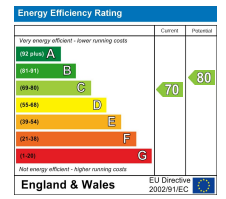
Approximate total area<sup>(1)</sup>  
386 ft<sup>2</sup>  
35.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

