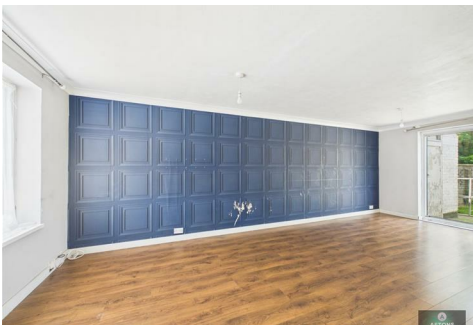




ASTONS



**Kestrel Close
Crawley, RH11 7RL**

Offers In Excess Of £325,000

Astons are pleased to offer this three bedroom end of terrace house to the market. The property requires modernisation and offers any prospective purchasers the opportunity to put their mark on this good sized home.

The property is situated within the Langley Green area of Crawley close to local shops, schools and transport links. The house benefits from gas radiator heating, driveway with parking for one car and space to create more parking and a good sized garden with side access.

The house is being offered with no onward chain so don't miss the chance to create your family home with this property.

Kestrel Close, Crawley, RH11 7RL

Hallway

Obscured glazed front door with storm porch over and lockable cupboard to side which houses the gas fired combi boiler, radiator, stairs to the first floor, laminate flooring, doors to:

Living/Dining Room

Double glazed window to the front and double glazed patio doors to the garden, radiator, laminate flooring, coving.

Kitchen

Base and eye level units, stainless steel sink with a mixer tap and drainer, inset electric hob, space for a fridge/freezer and washing machine, under stairs cupboard, laminate flooring, radiator, double glazed window to the rear and double glazed door to the garden.

Landing

Access to the loft space, cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator, coving.

Bedroom Two

Double glazed window to the rear, radiator, coving.

Bedroom Three

Double glazed window to the front, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower over, pedestal hand basin, heated towel rail, obscured double glazed window, coving.

Separate WC

WC radiator, obscured double glazed.

To The Front

Driveway to the front with garden area to the side and a hedge border, path to the front door.

Rear Garden

Paved patio area adjacent to the house leading to a lawned area with a path to the rear and fence and walled borders, side access gate.

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

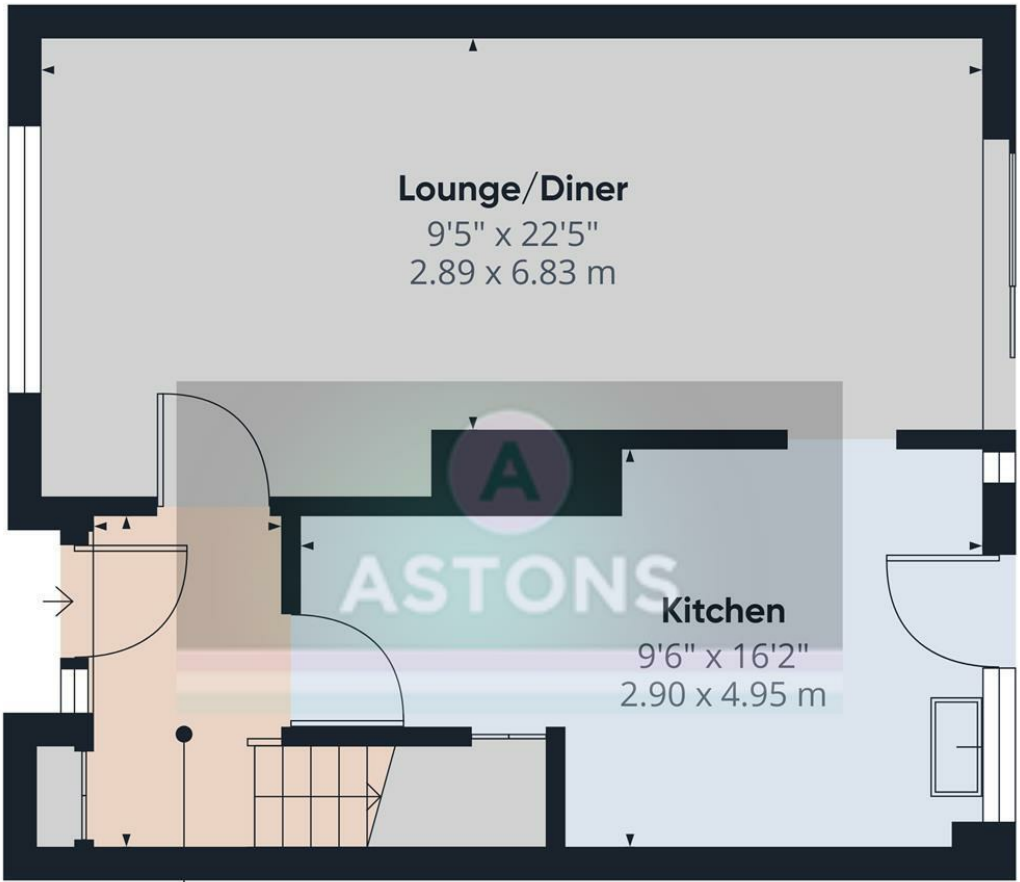
service providers of your choice.

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.





Hallway
7'11" x 4'8"
2.42 x 1.43 m

Ground Floor



Approximate total area⁽¹⁾
418 ft²
38.8 m²

(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.

GIRAFFE360

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	

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