



ASTONS



Milborne Road
Crawley, West Sussex RH10 7LN

£460,000

Astons are delighted to offer this Bryant built "Ryefield" design, three bedroom semi detached house to the market. The property is located in the desirable area of Maidenbower, situated within close proximity of local schools, parks, transport links and amenities. Inside this refurbished home features a light and airy living room, a refitted kitchen, a study, a conservatory with insulated roof, a refitted bathroom and three excellent sized bedrooms with the master boasting a refitted en-suite. To the rear is a recently landscaped garden with side gate access, to the front is a recently redone driveway offering parking for two vehicles. Additonal benefits of this property include gas central heating, upvc double glazing, new internal oak doors and 10 solar panels and 2 5.3kwh batteries .



Entrance Hall

Replacement composite front door, wood effect laminate flooring, stairs to first floor, doors to:

Study

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



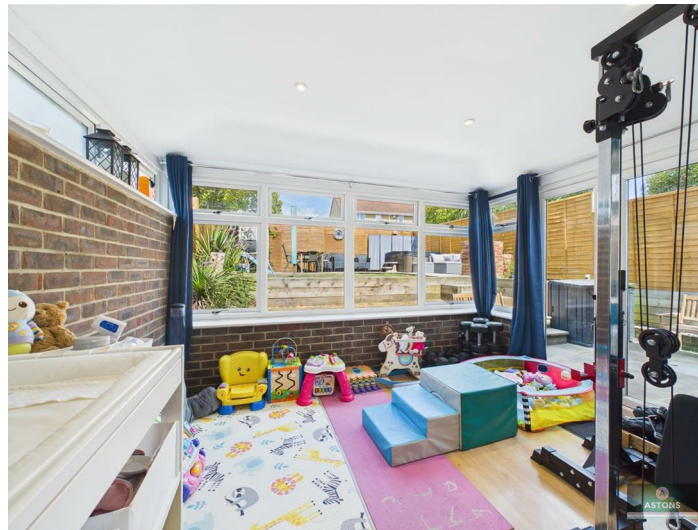
Lounge/Dining Room

Light and airy room with double glazed windows to front aspect with shutters, wood effect laminate flooring, radiator, access to understairs cupboard, opening to:



Conservatory

Brick and upvc construction, fully insulated roof, double glazed windows to rear aspect, wood effect laminate flooring, radiator, double glazed patio door to rear garden.



Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher, cooker and fridge-freezer, stainless steel sink with detachable mixer-tap and drainer, part tiled walls, wood effect laminate flooring, wall mounted gas fire boiler, feature wall radiator, double glazed patio door to rear garden.



Landing

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

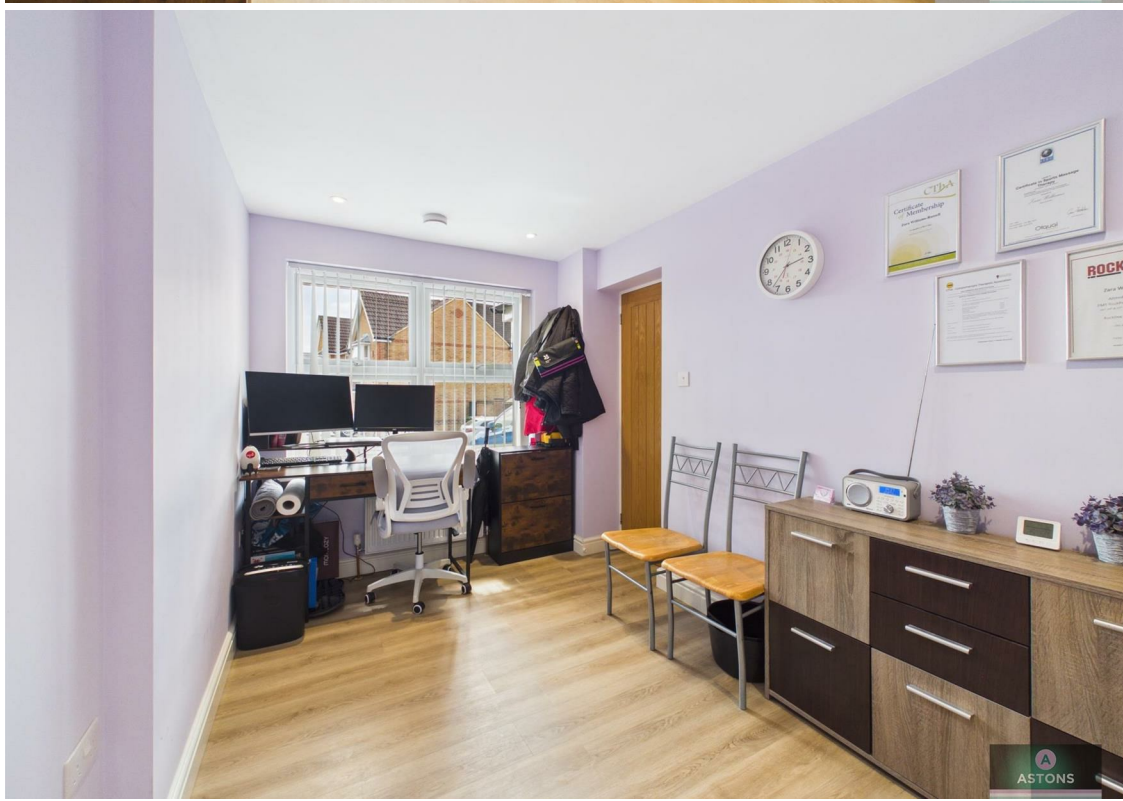
Bathroom

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



Bedroom One

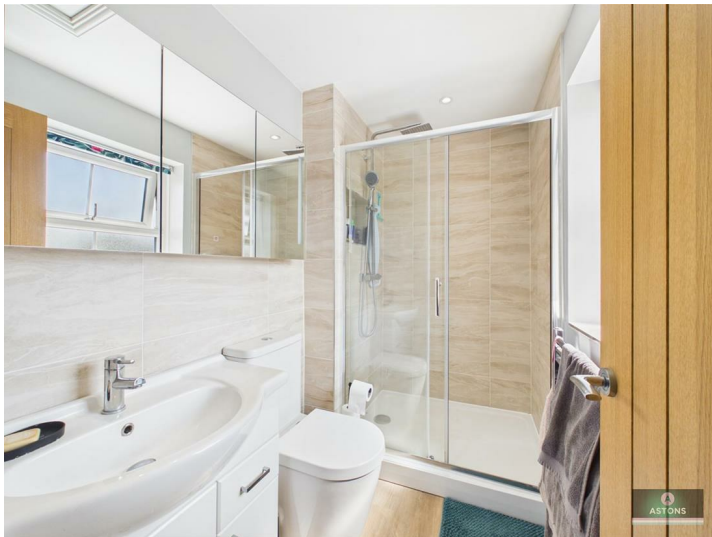
With double glazed bay window to front aspect, radiator, access to in-built his and her wardrobes that boast sliding mirrored doors, door to:





En-Suite

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



Bedroom Two

Double glazed window to rear aspect, radiator, wood effect laminate flooring.



Bedroom Three

Double glazed window to rear aspect, radiator, wood effect laminate flooring.



To The Rear

Landscaped with patio area adjacent to property, outside tap, tiered garden with raised sleepers to lawn and patio seating area, fence enclosed with side gate access.



To The Front

With new driveway offering parking for two vehicles.

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

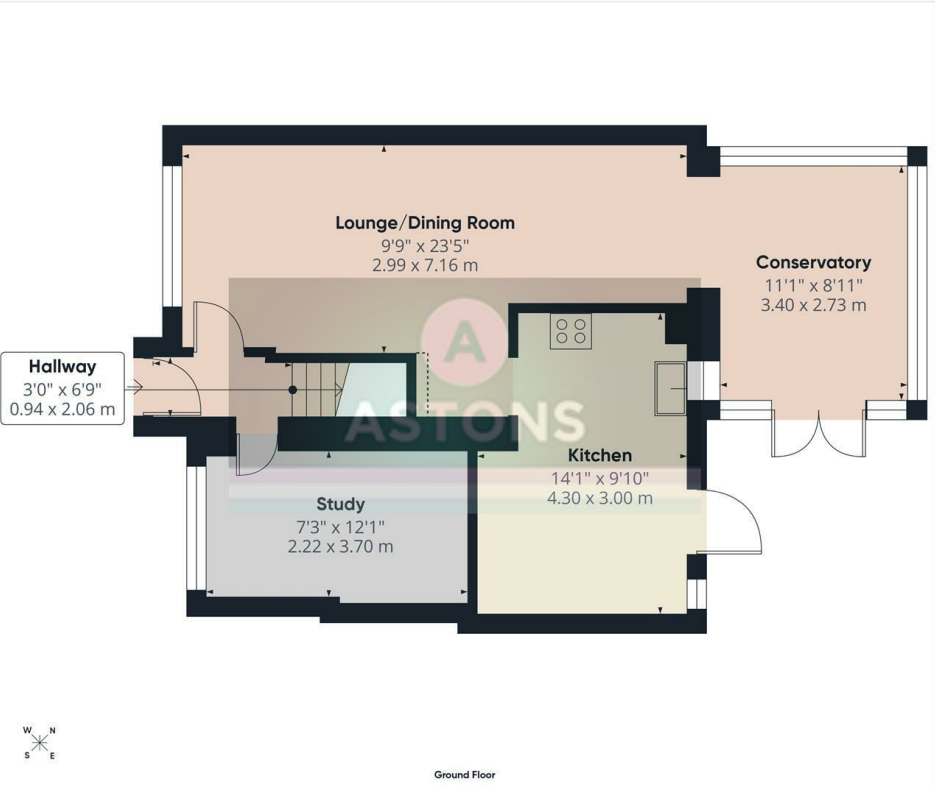
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.



Approximate total area⁽¹⁾
597 ft²
55.4 m²

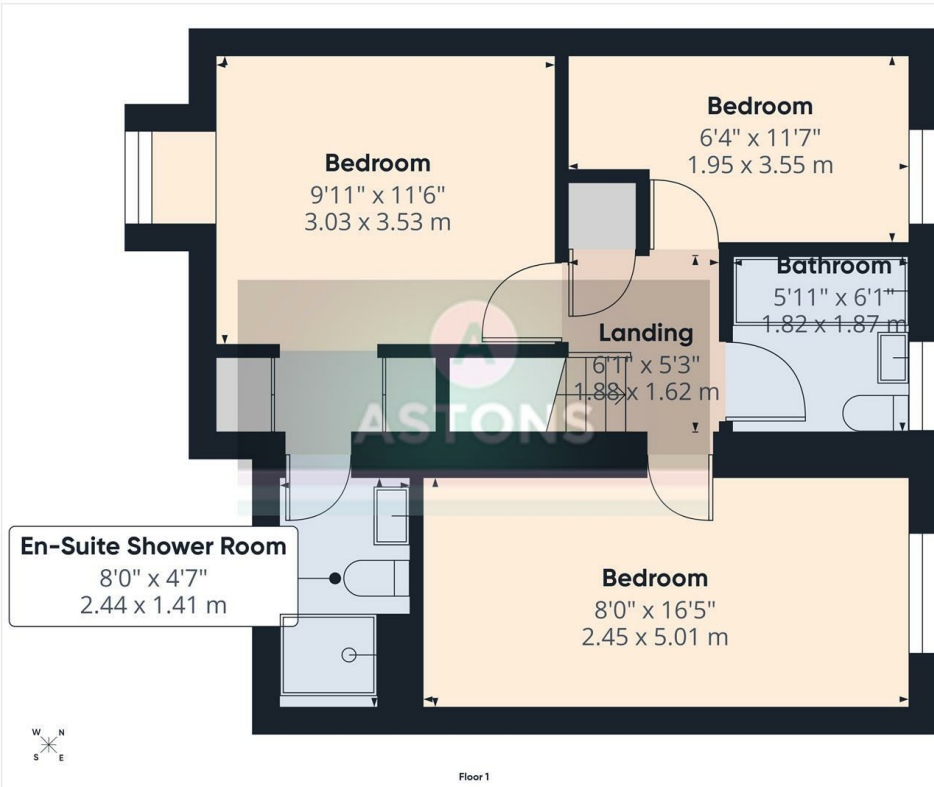
Reduced headroom
2 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

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

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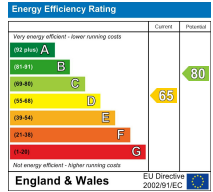
Approximate total area⁽¹⁾
436 ft²
40.6 m²

(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.

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