



ASTONS



Cooper Row
Crawley, West Sussex RH10 6DJ

Guide Price £350,000

*** Guide Price £350,000 - £365,000 ***

Astons are delighted to market this charming three bedroom house, situated within the ever popular residential area of Southgate, located within close proximity to local schools, parks, amenities and transport links. Inside this wonderful home features a light and airy living room, a fitted kitchen, a fitted utility room, a conservatory, three good sized bedrooms and a fitted bathroom. To the rear is a mature and a tranquil garden, additional benefits of this lovely property include upvc double glazing and gas central heating.



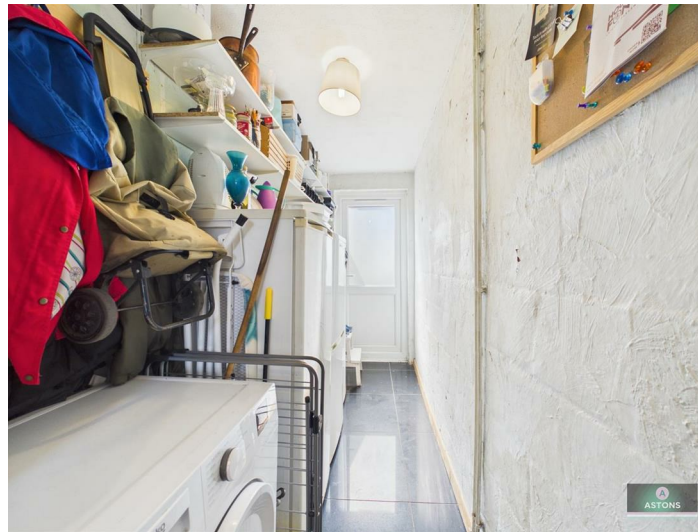
Entrance Hallway

Replacement front door opening to entrance hallway which comprises of tiled floor, stairs to first floor landing, doors to:



Utility Room

With space, power and plumbing for fridge-freezer and tumble dryer, tiled floor, obscure patio door to rear garden.



Conservatory

With double glazed windows to rear garden, double glazed patio door to rear garden, radiator.



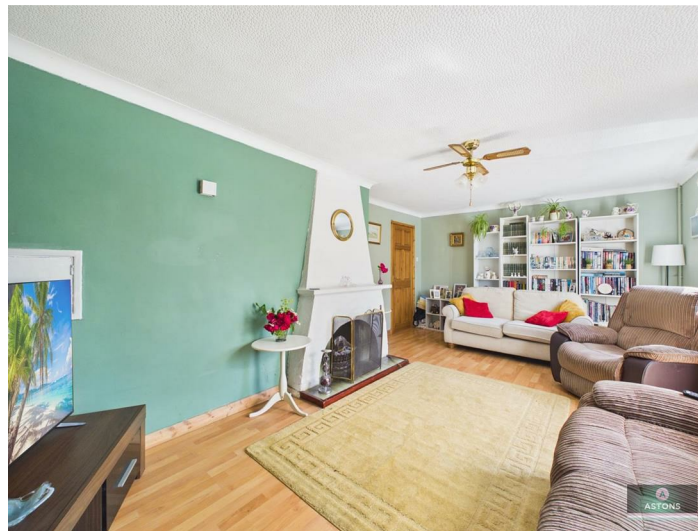
Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and cooker, stainless steel sink with mixer-tap and drainer, heated towel rail, part tiled walls, tiled floor, double glazed windows to front aspect, opening to:



Living Room

Light and airy room with wood effect laminate flooring, coving, radiators, double glazed window to rear aspect, double glazed sliding door to:

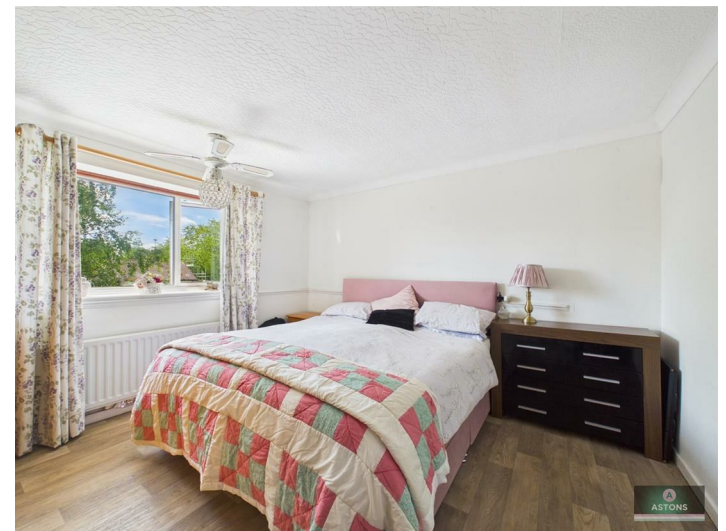


Landing

With double glazed window to front aspect, access to loft space with folding loft ladder, power and light, doors to:

Bedroom One

Double glazed window to rear aspect, radiator, coving, vinyl floor.





Bedroom Two

Double glazed window to rear aspect, radiator, coving, access to airing cupboard.



Bedroom Three

Double glazed window to front aspect, radiator.



Bathroom

Fitted four piece white suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub, walk-in shower with

shower unit, part tiled walls, heated towel rail, vinyl floor, obscure double glazed window to front aspect.



To The Rear

Mature rear garden with patio area adjacent to property, range of shrubs, hedges and flowers to borders, with access to shed that boasts power, fence enclosed.



To The Front

Beautifully patioed with a range of shrubs, flowers and hedges to borders.

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

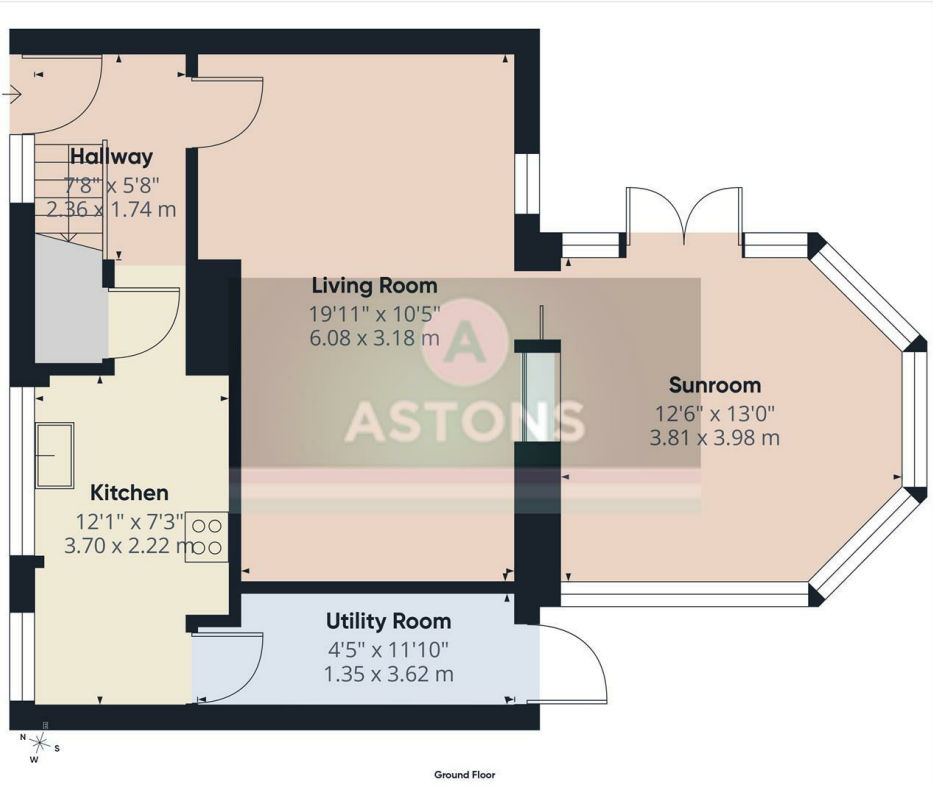
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

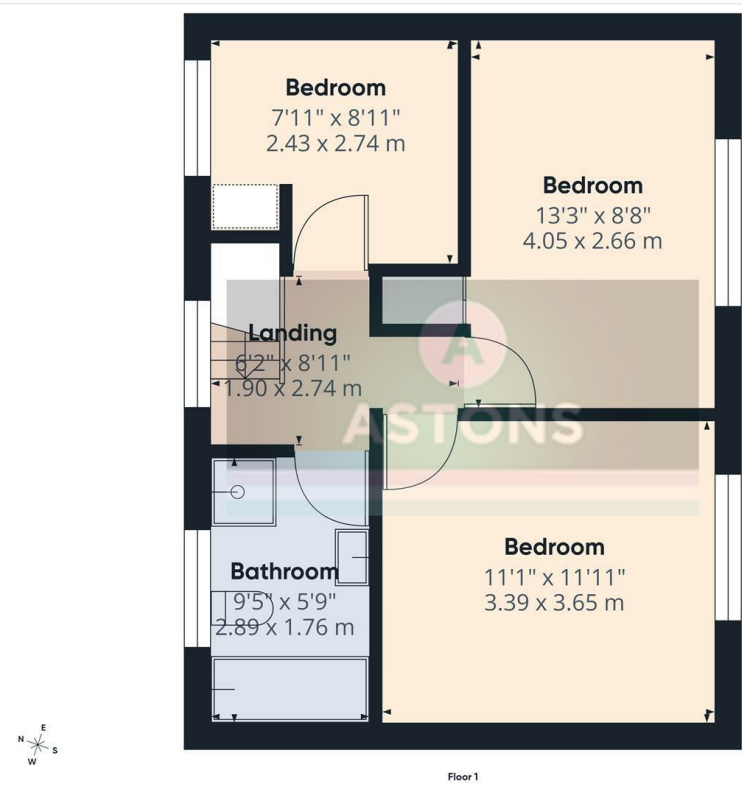


Approximate total area⁽¹⁾
574 ft²
53.2 m²

(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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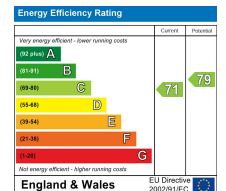
Approximate total area⁽¹⁾
405 ft²
37.7 m²

(1) Excluding balconies and terraces

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