



ASTONS



Hawkhurst Walk
Crawley, West Sussex RH10 6QX

Guide Price £300,000

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*** Guide Price £300,000 - £325,000 ***

Astons are delighted to market this well presented three bedroom terraced house, situated within the lovely residential area of Furnace Green. Inside this charming home features a light and airy lounge/dining room, a fitted kitchen, a fitted downstairs cloakroom, three good sized bedrooms and a fitted bathroom, to the rear is a private enclosed garden with rear gate access. Additional benefits of this property include upvc double glazed windows and gas central heating.

Entrance Hall

Front door opening to entrance hall which comprises of radiator, wood effect laminate flooring, stairs to first floor, doors to:

Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and pedestal, heated towel rail, part tiled walls, tiled floor, double glazed window to front aspect.

Lounge/Dining Room

Light and airy room with double glazed bay window to front aspect, radiators, coving, wood effect laminate flooring, double glazed french doors to rear garden, opening to:

Kitchen

Fitted with a range of units at base and eye, space, power and plumbing for fridge-freezer and dishwasher, integrated cooker with gas hob, stainless steel sink with mixer-tap and drainer, double glazed window to rear aspect, coving, wood effect laminate flooring.

Landing

With access to loft space, doors to:

Bedroom One

With double glazed windows to rear aspect, radiator, access to in-built wardrobe with sliding doors.

Bedroom Two

With double glazed windows to rear aspect, radiator, access to in-built cupboard.

Bedroom Three

With double glazed windows to front aspect, access to in-built cupboard.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with shower unit, heated towel rail, part tiled walls, tiled floor, obscure double glazed window to front aspect.

To The Rear

With patio area adjacent to property, access to brick storage which feature power and plumbing for washing machine, artificial lawn, fence enclosed with rear gate access.

To The Front

Patio path leading to front door, lawn front garden, 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.

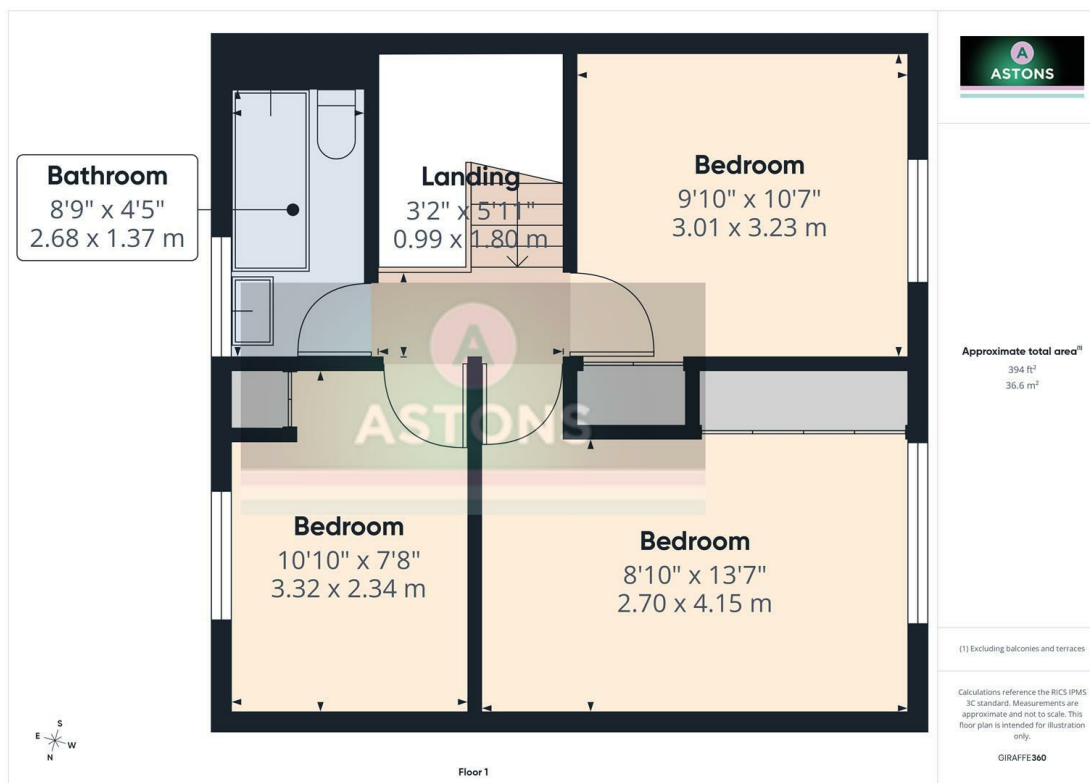
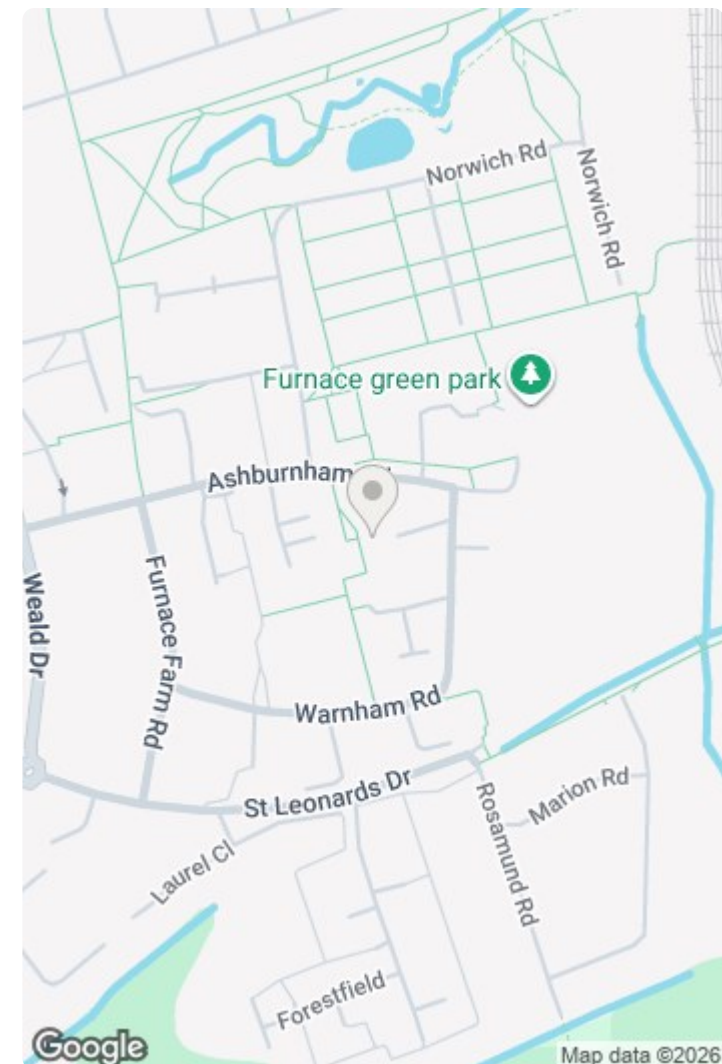
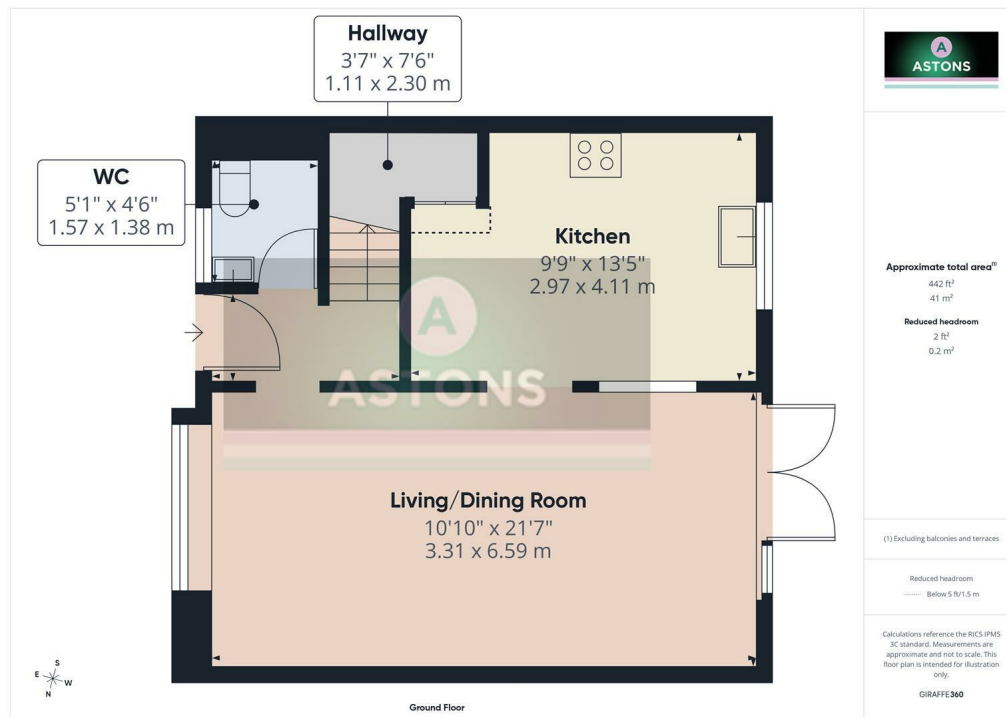
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





Energy Efficiency Rating		
More energy efficient - lower running costs	Current	Potential
35-50 A		
21-34 B		
15-20 C		
9-14 D		
4-8 E		
1-3 F		
0 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

