



ASTONS



Gregory Close
Crawley, West Sussex RH10 7LB

Offers In Excess Of £700,000

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Astons are delighted to market this extended and vastly improved four bedroom detached house, situated within the ever popular residential area of Maidenbower, located within close proximity of local schools, parks, amenities and transport links. Inside this beautiful home features a light and airy living room, a refitted kitchen and utility room, a playroom and dining room, a fitted downstairs cloakroom, a fitted bathroom and four excellent sized bedrooms, with the master boasting a refitted en-suite. To the rear is a landscaped garden with side gate access flowing through to the double driveway and double garage with EV charger.

Hallway

Replacement composite front door opening to hallway which features wood effect laminate flooring, coving, radiator, stairs to first floor, doors to:

Living Room

With black herritage french doors to rear garden, coving, wood effect laminate flooring, feature wall radiator.

Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with pedestal, wood effect laminate flooring, obscure double glazed window to side aspect.

Family Room

Double glazed windows to front aspect, radiator, wood effect laminate flooring, coving.

Dining Room

Double glazed windows to front aspect, wood effect laminate flooring, coving, opening to:

Kitchen

Refitted kitchen with a range of units at base and eye level, range of integrated appliances including fridge, freezer and dishwasher, stainless steel sink with mixer- instant boiler water tap, quartz worktops, island with units at base level, quartz worktop with venting induction hob, wood effect laminate flooring, velux windows, black herritage french doors to rear garden, opening to:

Utility Room

With units at base level, integrated washing machine and tumble dryer, quartz worktops, wood effect laminate flooring, opening to understairs to storage.

Landing

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

Bathroom

White fitted suite comprising of w/c, panel

enclosed bathtub with mixer-tap and shower unit, wash hand basin with pedestal, heated towel rail, vinyl floor, part tiled walls, obscure double glazed window to rear aspect.

Bedroom One

With double glazed windows to rear aspect, access to in-built wardrobe, radiator, door to:

En-Suite

Refitted 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, extractor fan, obscure double glazed window to front aspect.

Bedroom Two

Double glazed windows to front aspect, radiator, access to in-built wardrobe.

Bedroom Three

Double glazed windows to front aspect, radiator, access to in-built wardrobe.

Bedroom Four

Double glazed windows to rear aspect, radiator.

To The Rear

Porcelain paving slab patio area adjacent to property, raised sleepers with patio steps leading to lawn garden, raised sleeps with a range of shrubs and hedges to borders, fence enclosed with side gate access.

To The Front

Lawn front garden with patio path to front door, hedges to borders, access to double driveway and EV charger.

Double Garage

With up and over doors, power and light.

Anti Money Laundering

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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.



