ASTONS

Chepstow Close
Crawley, West Sussex RH10 7XF

£489,950

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Astons are delighted to market this four bedroom detached house, situated within the popular residential area of Pound Hill, located within close proximity of amenities, transport links and schools. Inside this charming family home features a light and airy living room, a refitted kitchen, a family room, a fitted utility room, a fitted downstairs cloakroom, four good sized bedrooms and a refitted bathroom, to the rear is a generously sized garden, to the front is a driveway offering parking for one vehicle. This home is offered to market with no onward chain. Additional benefits of this property include gas central heating, double glazing, a garage with integral access and ample storage throughout.

Entrance Hallway
Front door opening to entrance hallway which comprises of, wood effect laminate floor, radiator, access to under-stairs cupboard, stairs to first floor, doors to:

Downstairs Cloakroom
Suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, extractor fan, wood effect laminate floor.

Living Room
Light and airy room with double glazed bay window to front aspect, radiator, internal french doors to:

Dining Room
With double glazed french doors to rear garden, radiator, door to:

Kitchen
Refitted kitchen featuring a range of units at base and eye level, space and power for fridge-freezer, integrated dishwasher, integrated oven with four ring gas hob and stainless steel extractor hood, composite sink with stainless steel mixer-tap, wall mounted gas fire boiler, tiled floor, door to:

Family Room
Double glazed french doors leading to rear garden, wood effect laminate floor with under floor heating, door to:

Utility Room
Fitted with units at base and eye level, space, power and plumbing for washing machine and tumble dryer, stainless steel sink with mixer-tap, extractor fan, wood effect laminate floor with under floor heating, door to garage.

Landing
With access to loft space, doors to:

Bedroom One
Double glazed windows to front aspect, radiator, in-built wardrobe with sliding mirrored doors.

Bedroom Two
Double glazed window to rear aspect, radiator, wood effect laminate floor, access to airing cupboard.

Bedroom Three
Double glazed window to rear aspect, wood effect laminate floor, radiator.

Bedroom Four
Double glazed window to front aspect, wood effect laminate flooring, radiator, access to in-built cupboard.

Bathroom
Refitted white bathroom suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with shower unit, heated towel rail, extractor fan, part tiled and paneled walls, obscure double glazed window to side aspect.

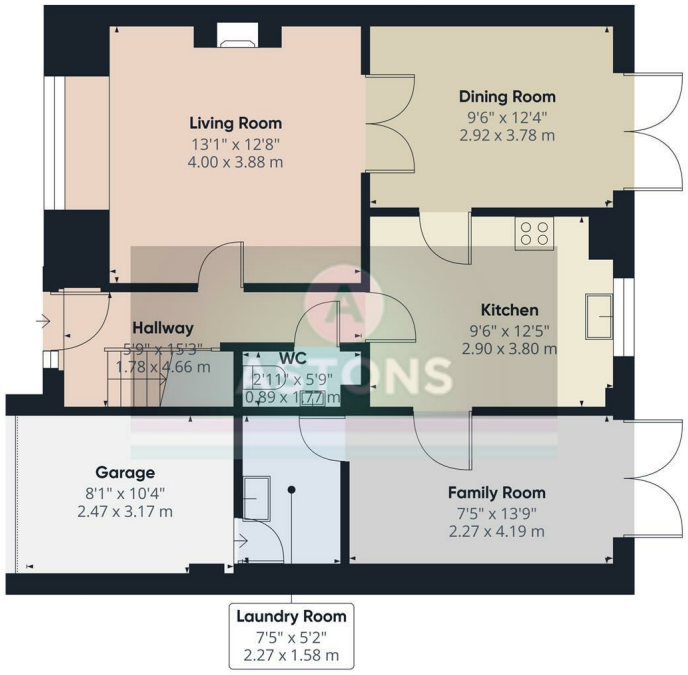
Garage
With up and over door, power and light.

To The Rear
Charming rear garden featuring, patio area adjacent to property, outside tap, lawn garden with raised flower beds to rear and enchanting waterfall feature, fence enclosed with side gate access.

To The Front
Lawn front garden with driveway offering parking for one car.

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.



Ground Floor

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Approximate total area(1)
714 ft²
66.3 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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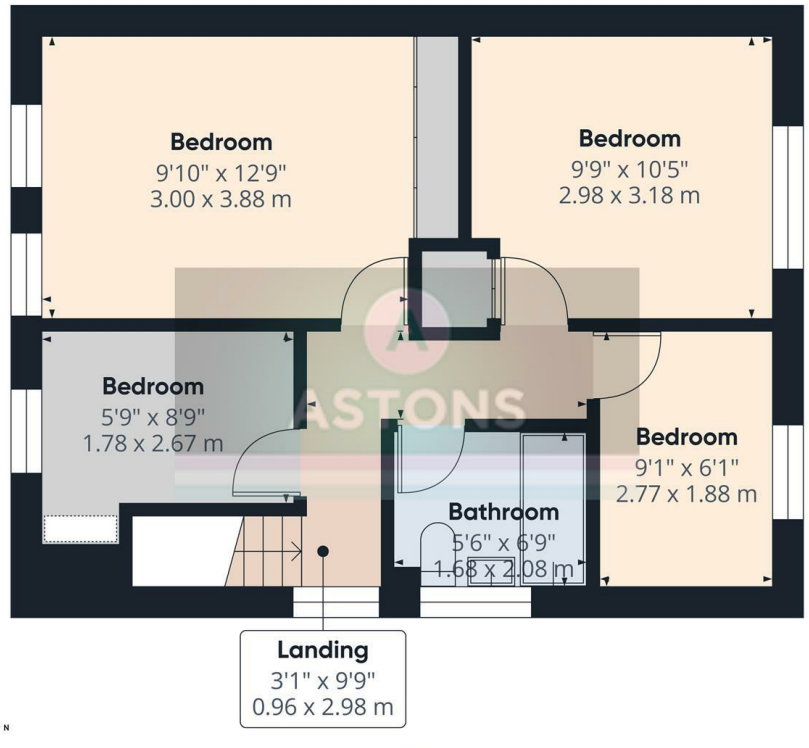

Floor 1

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Approximate total area(1)
436 ft²
40.5 m²

(1) Excluding balconies and terraces

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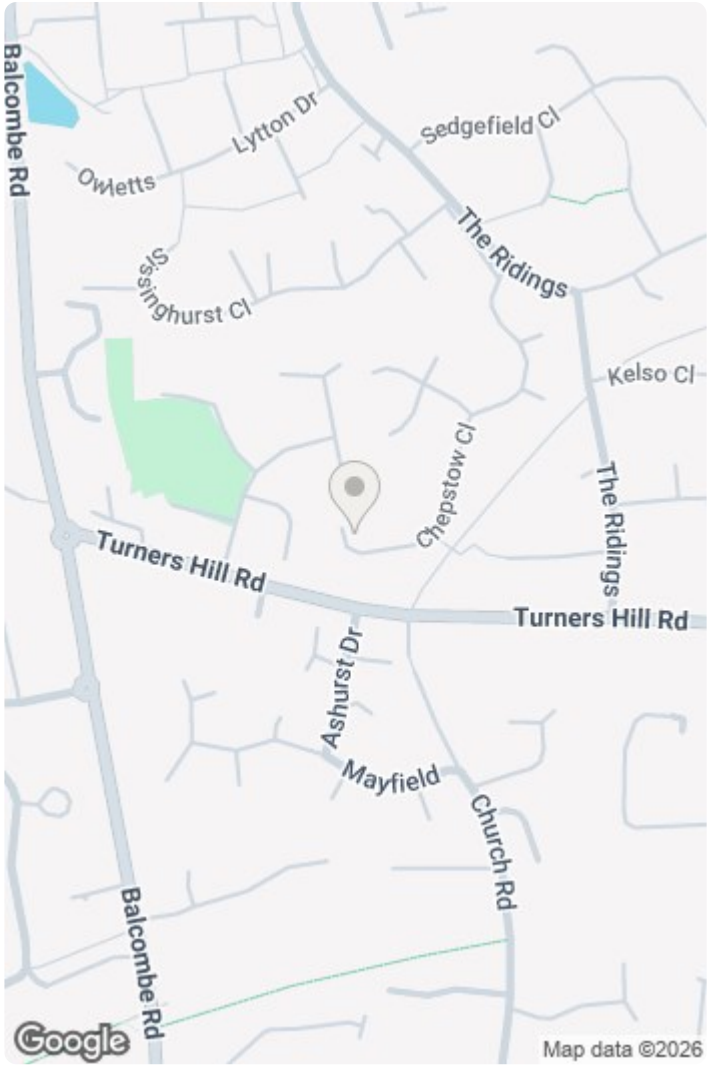

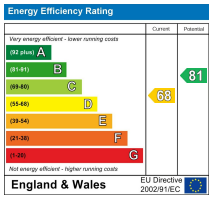

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