



Farm Close
Three Bridges, West Sussex RH10 1QL

Offers In Excess Of £350,000

A two double bedroom end of terrace house which is situated in a cul de sac location, within the popular Three Bridges area of Crawley. The property is located close to local shops, bus routes, schools and Three Bridges mainline train station, which offers services to London and Brighton. The house benefits from the addition of a conservatory, gas radiator heating, separate utility room, two reception rooms and double glazed windows. Outside the house has an enclosed garden to the rear and to the front there is a further garden area which offers the potential to create a driveway, (subject to planning). The property is offered to the market with no onward chain.



Hallway

Double glazed front door, radiator, stairs to the first floor, double glazed window, under stairs cupboard, coving, doors to:

Lounge

Double glazed window to the front, fireplace with electric fire, coving, archway to:

Dining Room

Double glazed patio doors to the conservatory, radiator, coving.

Conservatory

Double glazed windows to two sides, brick base, wall mounted dimplex heater, double glazed french doors to the garden.

Kitchen

Range of base and eye level wood panel fronted units to two walls with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a cooker, radiator, larder cupboard, double glazed window to the rear, obscure double glazed door to:

Utility Room

Range of base and eye level units to one wall, obscured double glazed doors to the front and rear, radiator.

Landing

Double glazed window to the side, coving, airing cupboard, access to the loft space, coving, doors to:

Bedroom One

Double glazed window to the front, radiator, coving, built in wardrobes to one wall, coving.



Bedroom Two

Double glazed window to the rear, radiator, coving, fitted wardrobes.



Separate W.C.

White W.C. with a concealed cistern, unit above, obscure double glazed window.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and drainer, separate shower unit above and glass folding screen, hand basin with a mixer tap and units and drawers below, tiled walls, obscured double glazed window, heated towel rail, recessed down lighters.



To The Front

Walled boundary with gated access, path to the front door, lawned area to the front, hedge border.

Rear Garden

Patio area adjacent to the house, pathway to the rear, grassed area to the side, fence and wall enclosed borders, wooden shed.





Council Tax Band

The property is in council tax band C.

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.

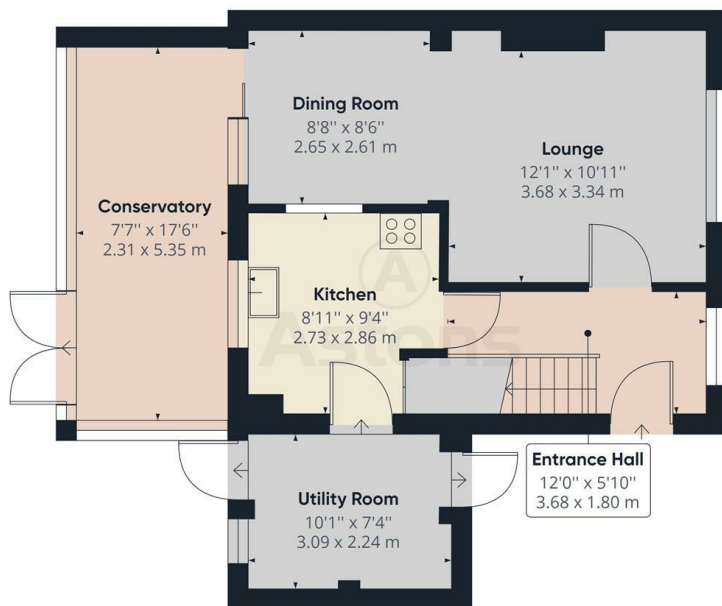
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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 £150 per transaction

- Open Convey panel £150 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

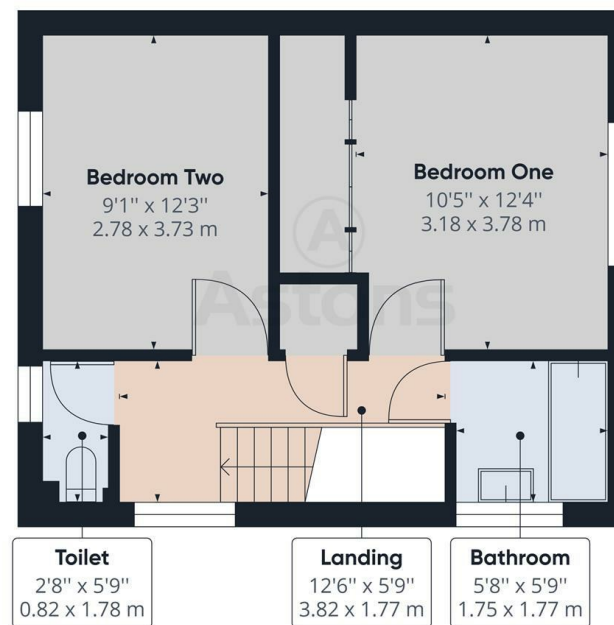


Approximate total area⁽¹⁾
614.80 ft²
57.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Approximate total area⁽¹⁾
372.54 ft²
34.61 m²

(1) Excluding balconies and terraces

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