



Punch Copse Road
Three Bridges, West Sussex RH10 1RB
£375,000

Astons are delighted to market this three bedroom semi detached house located in the highly popular residential area of Three Bridges, Crawley, situated within close proximity of local schools, amenities and within just 0.8 miles of Three Bridges mainline train station. Inside this property features a light and airy living room flowing through to dining room, a fitted kitchen, three good sized bedrooms, a fitted wet-room and w/c, to the rear is a lean to with access to a brick shed and a beautifully presented and generously sized rear garden. This charming family home is offered to market with no onward chain. Council Tax Band D.



Entrance Hallway

Replacement upvc front door, stairs to first floor landing, radiator, double glazed window to side aspect, doors to:



Living Room

Double glazed windows to front aspect, radiator, feature gas fire place, opening to:



Dining Room

Double glazed sliding doors to rear garden, radiator, door to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, cooker and under counter fridge and freezer, stainless steel sink with drainer, roll top work surfaces, part tiled walls, vinyl floor, radiator, double glazed windows to rear aspect, access to storage cupboards and larder, patio door to lean-to.



Landing

Double glazed window to side aspect, access to loft space and airing cupboard with wall mounted gas fire combination boiler, doors to:

Bedroom One

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



Bedroom Two

Double glazed windows to rear aspect, radiator.



Bedroom Three

Double glazed window to front aspect, radiator.





Separate W/C
Comprising of w/c, obscure double glazed window to rear aspect.



Lean-To
With dual side gate access to rear garden and to front of property, access to outside brick shed.



To The Front
Set back from road facing onto green space, lawn front garden with hedges and shrubs to boarders, patio steps leading to front door.



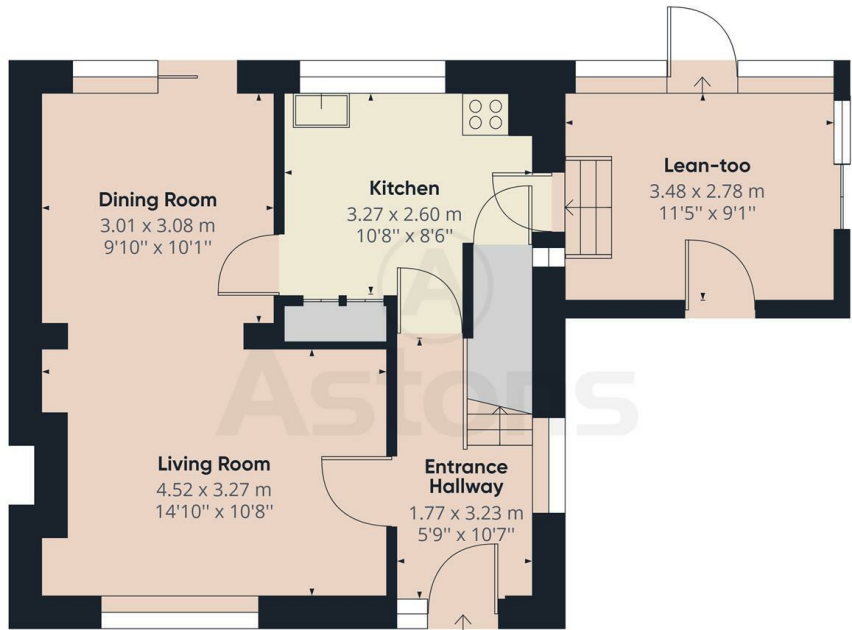
Wet-Room
Suite comprising of wash hand basin with pedestal, shower unit, heated towel rail, extractor fan, obscure double glazed window to rear aspect, vinyl floor, tiled walls.



Rear Garden
Patio area adjacent to property, lawn garden, fence enclosed, range of flower beds, shrubs and hedges to boarders.



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



Ground Floor



Approximate total area⁽¹⁾
551.68 ft²
51.25 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⁾
406.41 ft²
37.76 m²

(1) Excluding balconies and terraces

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