



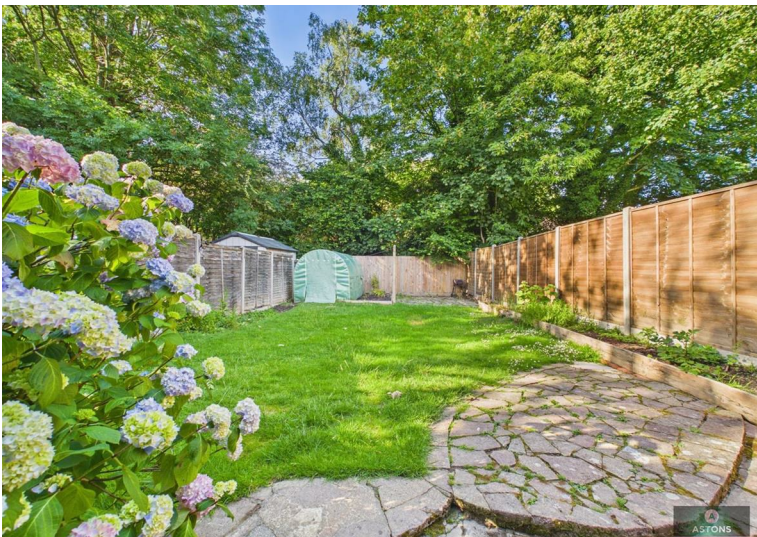
ASTONS



Broomdashers Road  
Crawley, West Sussex RH10 1PP

Offers In Excess Of £365,000

Astons are delighted to market this well presented three bedroom house, situated within the ever popular residential area of Three Bridges, located within close proximity of local amenities, schools and transport links. Inside this charming home features a light and airy living room, a separate dining room, a study/playroom, a fitted kitchen, three excellent sized bedrooms and a fitted bathroom, to the rear is a tranquil private and enclosed garden. Additional benefits of this property include gas central heating, upvc double glazing and a driveway offering parking for two vehicles. This lovely home is offered to market with no onward chain.

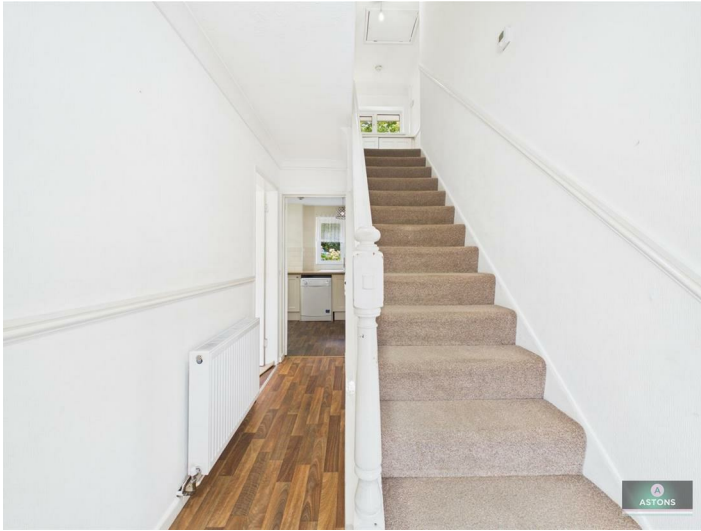


### Entrance Porch

Front door opening to entrance porch which comprises of tiled floor, obscure double glazed door to:

### Hallway

With stairs to first floor, vinyl floor, coving, radiator, doors to:



### Living Room

Light and airy room with double glazed windows to front aspect, coving, radiator, wood effect laminate flooring, opening to:



### Dining Room

With wood effect laminate flooring, coving, radiator, double glazed patio door opening to lean to with doors to rear garden.



### Study

With double glazed windows to front aspect, radiator.



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and dishwasher, integrated cooker with

gas hob and extractor fan, butler sink with stainless steel mixer-tap, part tiled walls, vinyl floor, radiator, double glazed window to front aspect, obscure double glazed patio door to outside brick shed.



### Landing

With double glazed windows to rear aspect, coving, access to loft space and airing cupboard, doors to:

### Bedroom One

With double glazed window to front aspect, wood effect laminate flooring, radiator, fitted wardrobe and draws.





### Bedroom Two

With double glazed window to front aspect, radiator.



### Bedroom Three

With double glazed window to rear aspect, radiator.



### Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap, heated towel rail, part tiled walls, vinyl floor, obscure double glazed windows to rear aspect.



### To The Rear

With patio area adjacent to property, outside tap, access to brick shed, lawn garden with a range of shrubs to edges, fence enclosed.



### To The Front

Driveway offering parking for two vehicles.

### 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

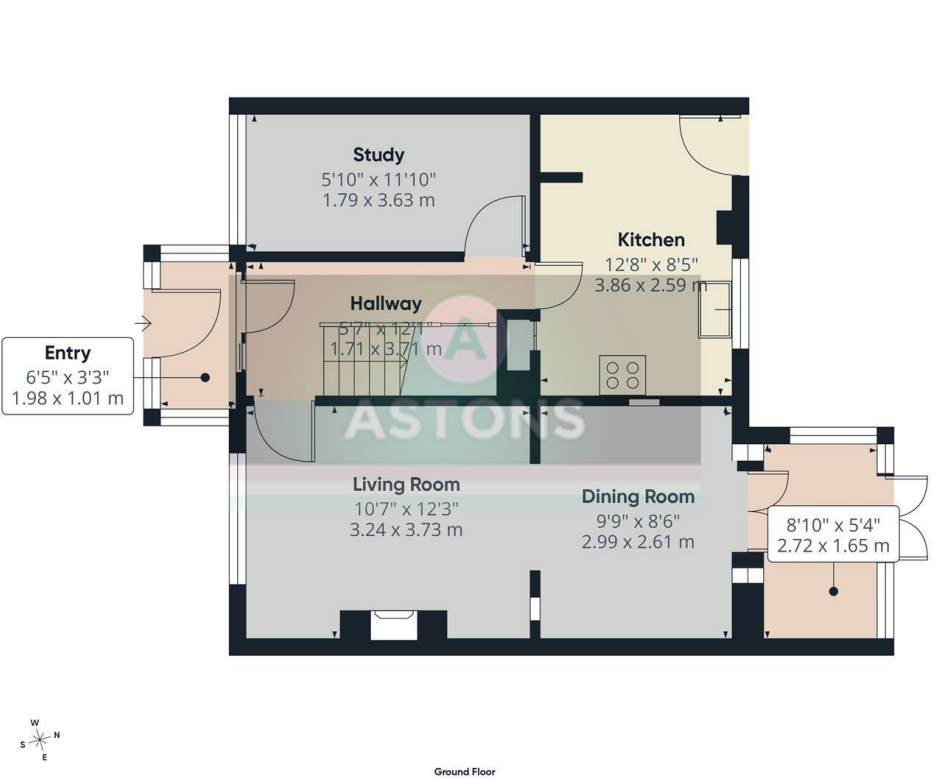
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.

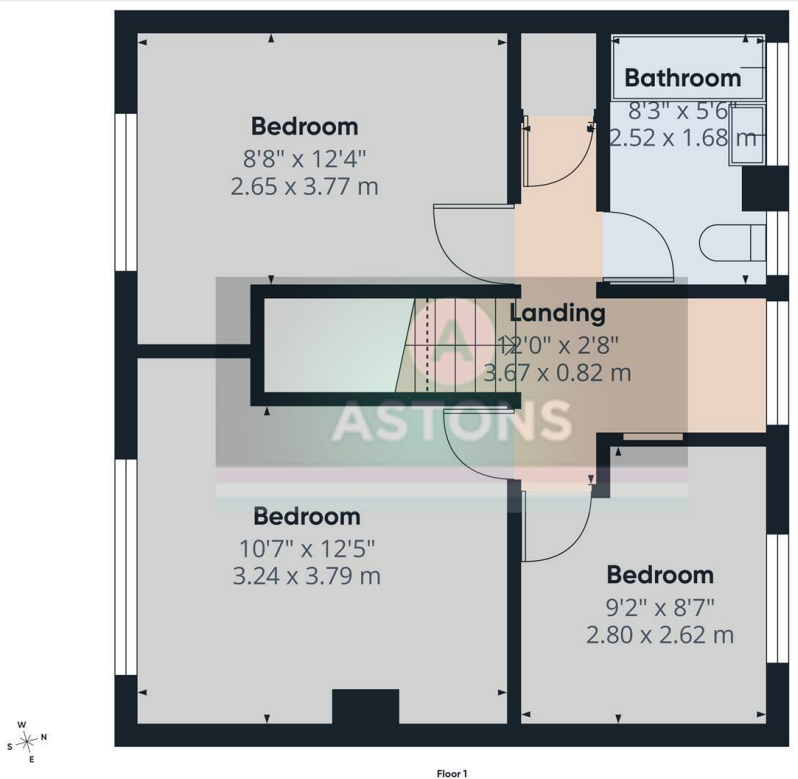


Approximate total area<sup>(1)</sup>  
531 ft<sup>2</sup>  
49.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
437 ft<sup>2</sup>  
40.6 m<sup>2</sup>

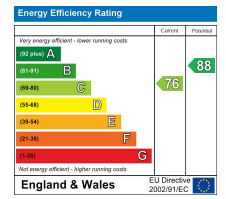
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Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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