



ASTONS



Bosham Road
Crawley, West Sussex RH10 7JT

£400,000

Astons are delighted to market this charming three bedroom, semi-detached house, situated within the ever popular residential area of Maidenbower, located within close proximity to local schools, parks, amenities and transport links. Inside this wonderful home features a light and airy living room, a separate dining room, a fitted kitchen, a conservatory, three good sized bedrooms and a fitted bathroom. To the rear is a private enclosed garden with rear gate access leading to private parking, to the front is a tranquil front garden. Additional benefits of this property include upvc double glazed windows and gas central heating.



Entrance Hall

Front door opening to entrance hall which comprises of wood effect laminate flooring, radiator, coving, stairs to first floor, door to:

Living Room

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



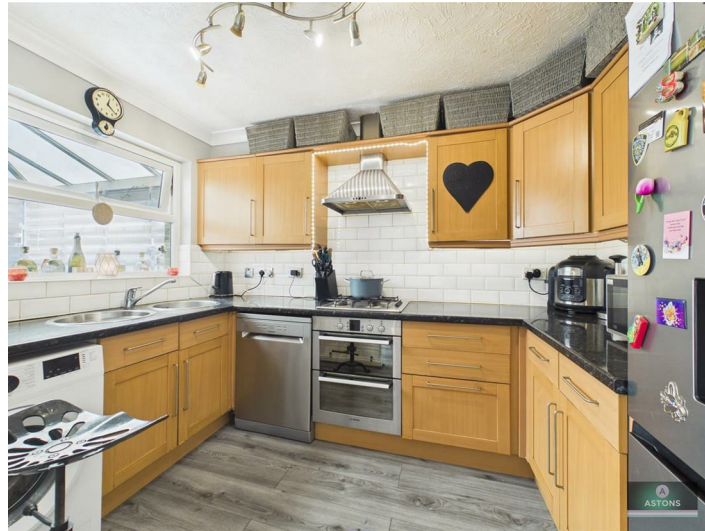
Dining Room

With wood effect laminate flooring, coving, radiator, access to under-stairs cupboard, internal by-folding doors to conservatory, opening to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker with gas hob and stainless steel extractor hood, stainless steel sink with mixer-tap, part tiled walls, double glazed window to rear aspect, coving, wood effect laminate flooring.



Conservatory

Brick and upvc construction, wood effect laminate floor, double glazed windows to rear aspect, double glazed patio door to rear garden.



Landing

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

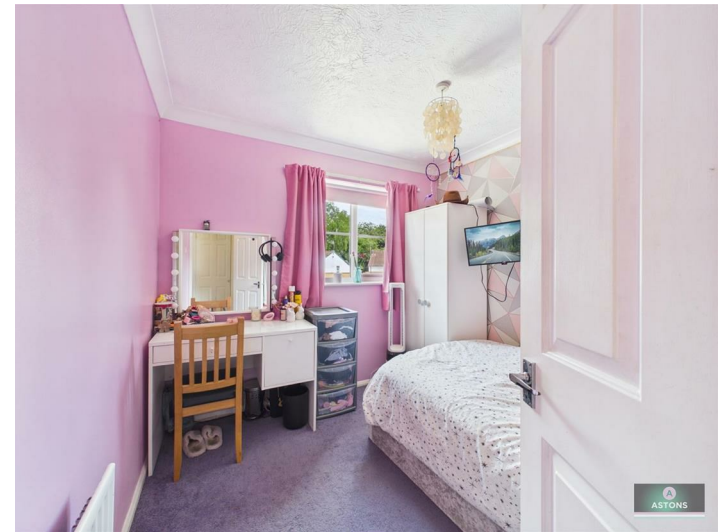
Bedroom One

With double glazed window to front aspect, coving, radiator, access to in-built cupboard, in-built wardrobe with sliding mirrored doors.



Bedroom Two

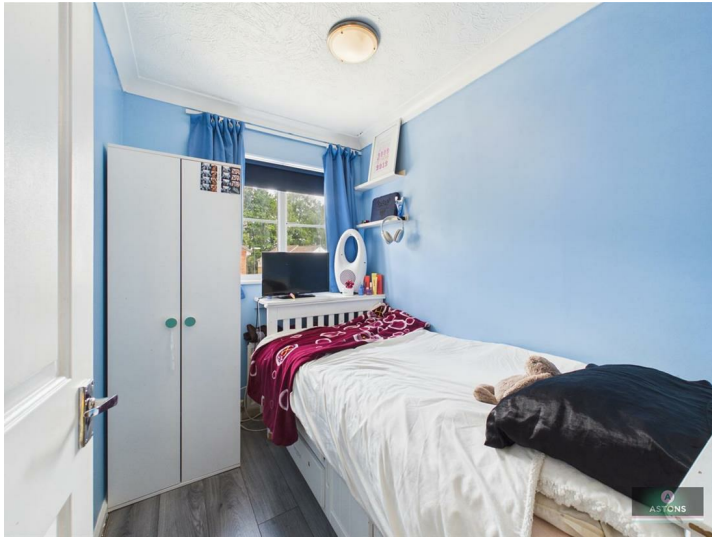
With double glazed window to rear aspect, coving, radiator.



Bedroom Three

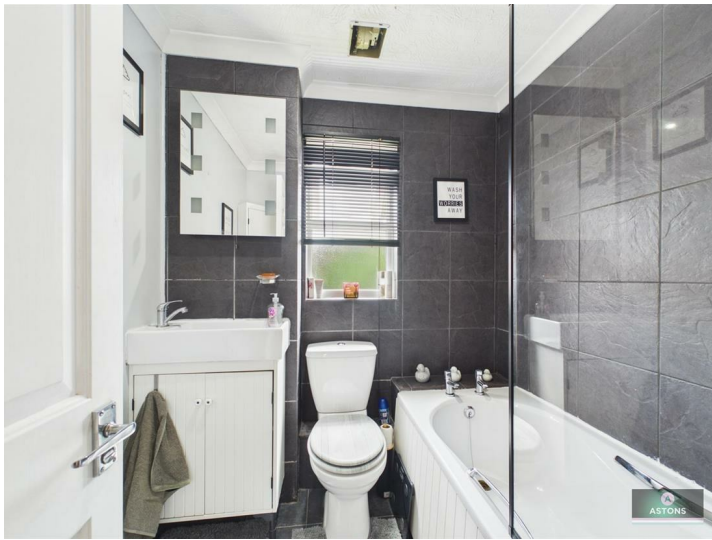
With double glazed window to rear aspect, coving, radiator.





Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with shower unit, part tiled walls, tiled floor, radiator, obscure double glazed window to side aspect.



To The Rear

Lawn garden with decking seating area, access to two sheds, wall and fence enclosed with rear gate access.



Rear Driveway

This property features a driveway located to the rear of the house.

To The Front

Tranquil frontage with lawn front garden, patio path to front door, hedges to borders.



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

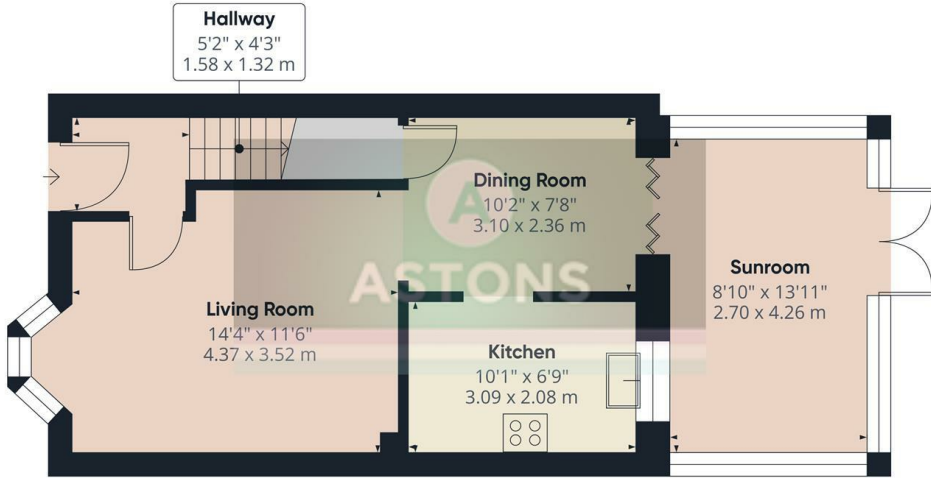
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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⁽¹⁾
496 ft²
46 m²

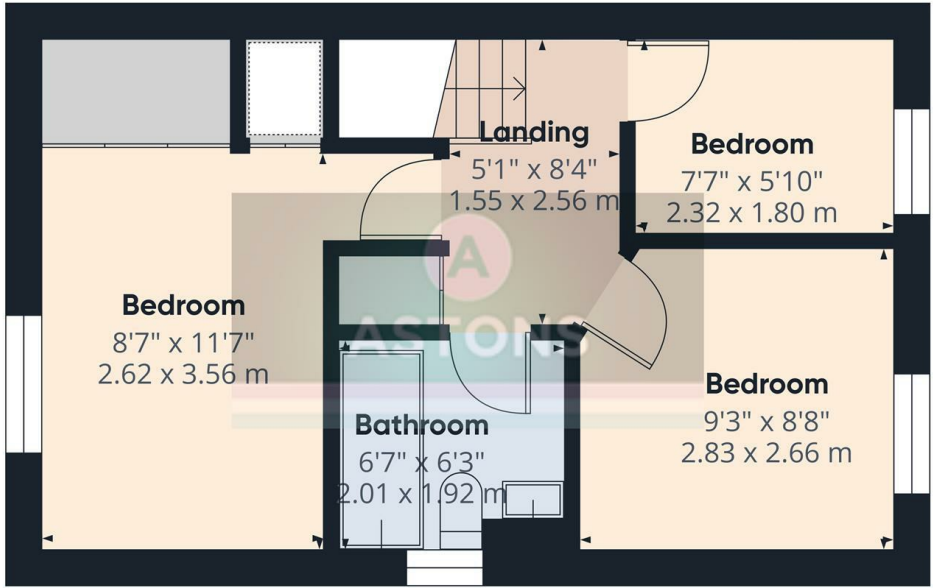
(1) Excluding balconies and terraces.

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

GIRAFFE360



Ground Floor



Approximate total area⁽¹⁾
331 ft²
30.8 m²

(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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Floor 1

RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Most energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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