



ASTONS



Ritchie Close
Crawley, West Sussex RH10 7NA

£485,000

Astons are delighted to offer to the market this four bedroom detached house within the sought after Maidenbower area of Crawley. The property was built by Bovis Homes and benefits from the addition of a conservatory to the rear, which overlooks the westerly facing rear garden. Inside this wonderful home features a light and airy living room, a separate dining room, a fitted kitchen, a fitted downstairs cloakroom, a fitted bathroom and four good sized bedrooms with bedroom one boasting a fitted en-suite. Additional benefits of this home include a driveway offering parking for two vehicles and a garage.

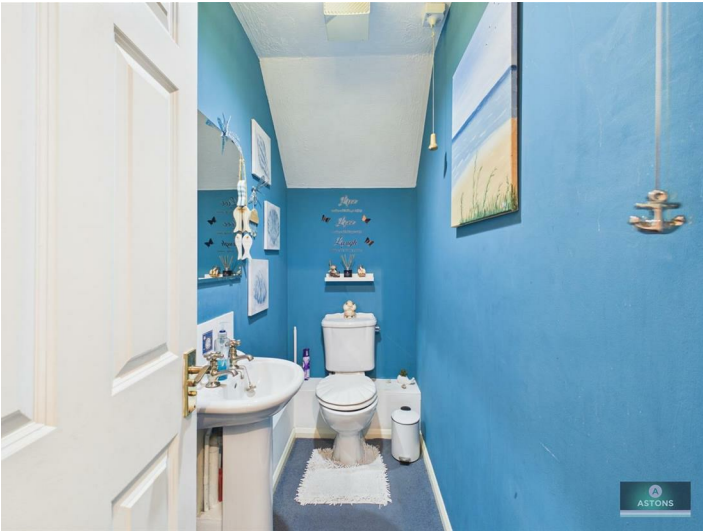


Entrance Porch

Front door opening to entrance porch, coving, doors to:

Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with pedestal and splash back tiles, radiator, extractor fan.



Living Room

Light and airy room with windows to front aspect, radiator, coving, wood effect laminate flooring, access to understairs cupboard, stairs to first floor, opening to:



Dining Room

Wood effect laminate flooring, radiator, coving, double glazed sliding patio door to conservatory, opening to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob, sink with mixer-tap and drainer, wall mounted gas fired boiler, part tiled walls, tiled floor, radiator, window to rear aspect, patio door to conservatory.



Conservatory

Brick and upvc construction, double glazed windows to rear aspect, wood effect laminate flooring, double glazed french doors to rear garden.



Landing

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

Bedroom One

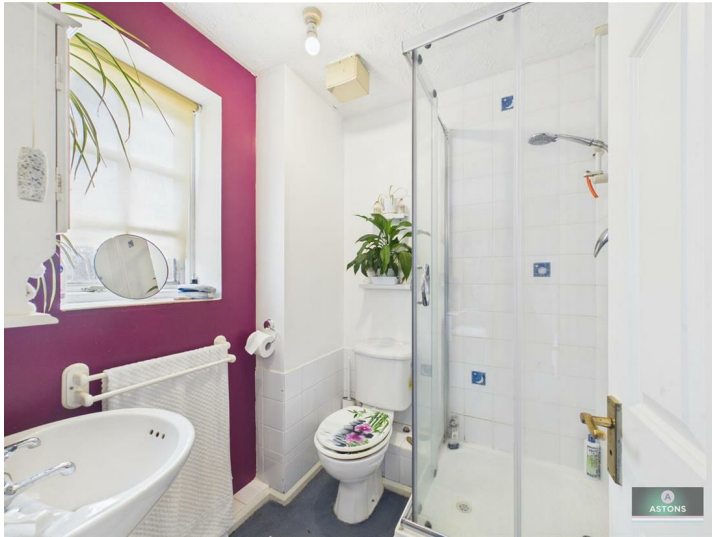
Windows to front aspect, radiator, access to in-built wardrobe, door to:



En-Suite

Fitted suite comprising of w/c, wash hand basin with pedestal, walk in shower with shower unit, radiator, part tiled walls, obscure window to front aspect.





Bedroom Two
Windows to rear aspect, radiator, access to in-built wardrobe.



Bedroom Four
Window to front aspect, radiator.



To The Rear
Patio area adjacent to property, outside power points, lawn garden with a range of tree's and shrubs to borders, fence enclosed with side gate access.



Bedroom Three
Window to rear aspect, radiator, access to in-built wardrobe.



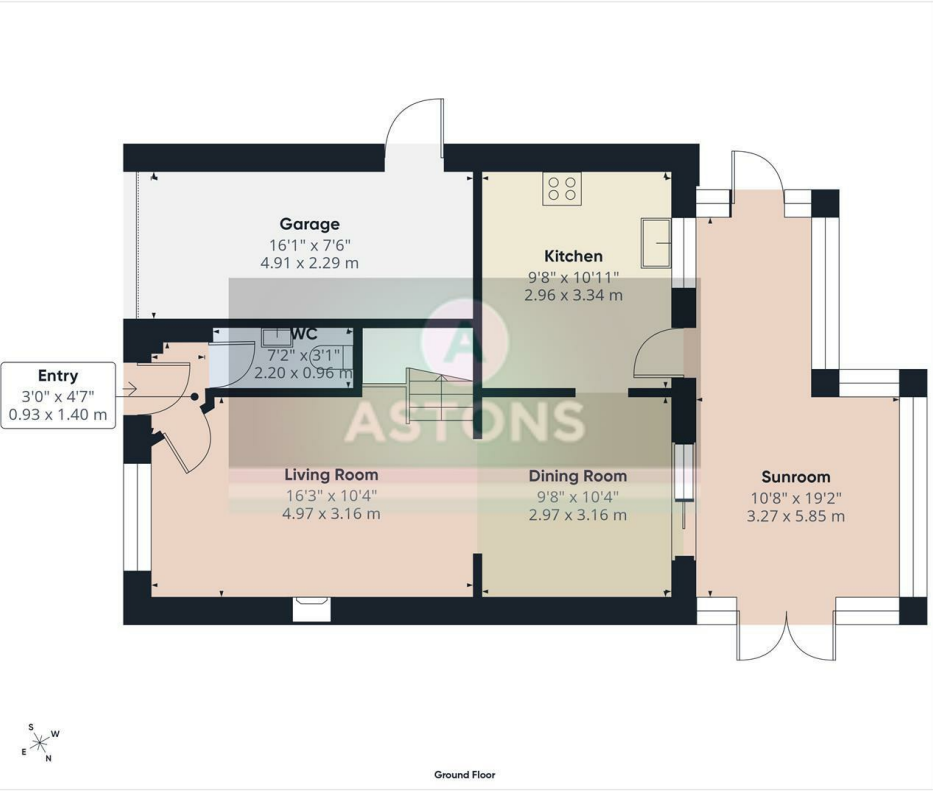
Bathroom
Fitted suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with mixer-tap, radiator, part tiled walls, obscure window to side aspect.



To The Front
Driveway offering parking for two vehicles, lawn front garden, dwarf wall to borders.

Garage
Up and over door, power and light.

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.

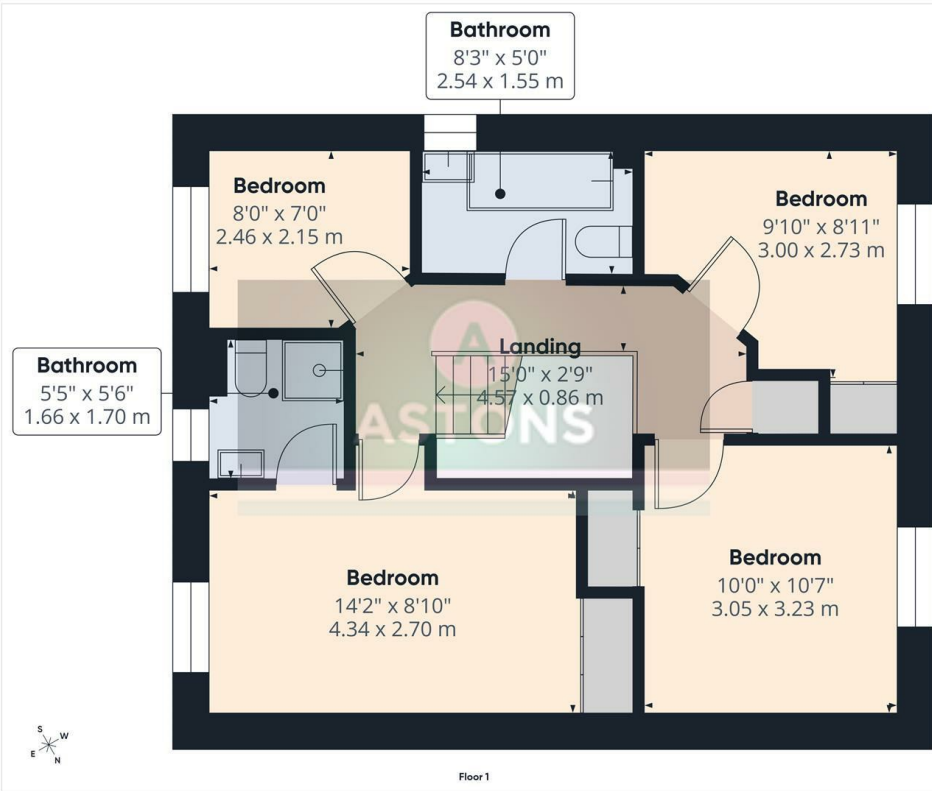


Approximate total area⁽¹⁾
724 ft²
67.2 m²

(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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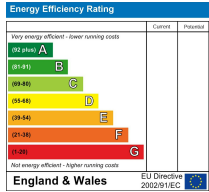
Approximate total area⁽¹⁾
524 ft²
48.9 m²

(1) Excluding balconies and terraces

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