



# ASTONS



Lucas Close  
Crawley, West Sussex RH10 7EY

**Guide Price £500,000**

\*\*\* Guide Price £500,000 - £525,000 \*\*\*

Astons are delighted to market this renovated three bedroom detached house, situated within the ever popular residential area of Maidenbower, located within close proximity of local schools, parks, amenities and transport links. Inside this wonderful home features a light and airy living room, a refitted kitchen, a study, a dining room/playroom, a fitted downstairs cloakroom, a fitted bathroom and three excellent sized bedrooms with bedroom one boasting a refitted en-suite. To the rear is a tranquil garden, to the front is a driveway and access to garage, this modern home boasts a splendid flow, viewings for this property come highly recommended.



### Entrance Hallway

Front door opening to entrance hallway which features wood effect laminate flooring, radiator, stairs to first floor, doors to:

### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with splash back tiles, extractor fan, radiator, wood effect laminate flooring.



### Living Room

Light and airy room with dual aspect double glazed windows to front and rear aspect, radiator, fitted unit with wall mounted gas fire boiler, door to:



### Kitchen

Refitted with a range of units at base and eye level, range of integrated appliances including fridge-freezer, dishwasher, double oven with microwave, butler sink with mixer-tap, quartz work-tops, island with units at base level, quartz worktop with venting induction hob, part tiled walls, engineered oak wood flooring, feature wall radiators, double glazed by-folding doors to rear garden, doors to:



### Utility Room

Fitted with units at base and eye level, space, power and plumbing for washing machine and tumble dryer, wash hand basin with mixer-tap and pedestal, radiator, extractor fan, part tiled walls, wood effect laminate flooring, access to under-stairs cupboard.



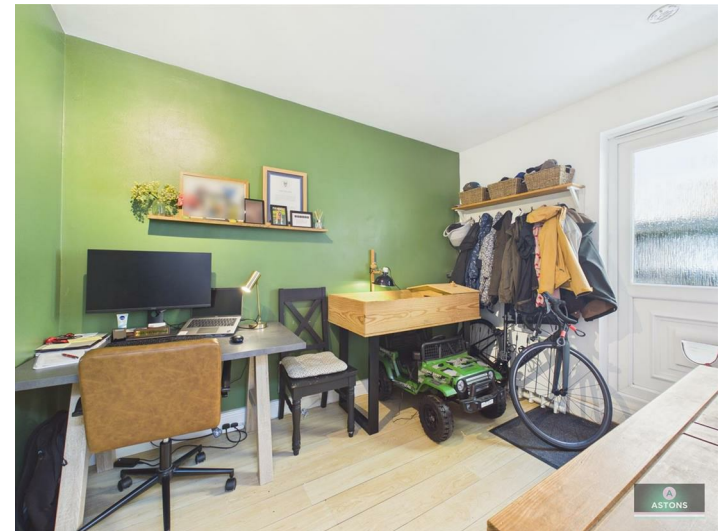
### Dining Room/Play-Room

Double glazed bay window to front aspect, radiators, wood effect laminate flooring.



### Study

Obscure double glazed patio door to rear aspect, wood effect laminate flooring.



### Landing

Double glazed window to rear aspect, radiator, access to airing cupboard, doors to:

### Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap, radiator, extractor fan, part tiled walls, vinyl floor, obscure double glazed window to front aspect.





**Bedroom One**  
Double glazed window to front aspect, radiator, door to:



**Bedroom Two**  
Double glazed window to front aspect, radiator.



**To The Rear**  
Patio area adjacent to property, outside tap and power point, lawn garden with raised sleepers leading to additional patio area, fence enclosed with side gate access.



**En-Suite**  
Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, extractor fan, part tiled walls, tiled floor, obscure double glazed window to rear aspect.



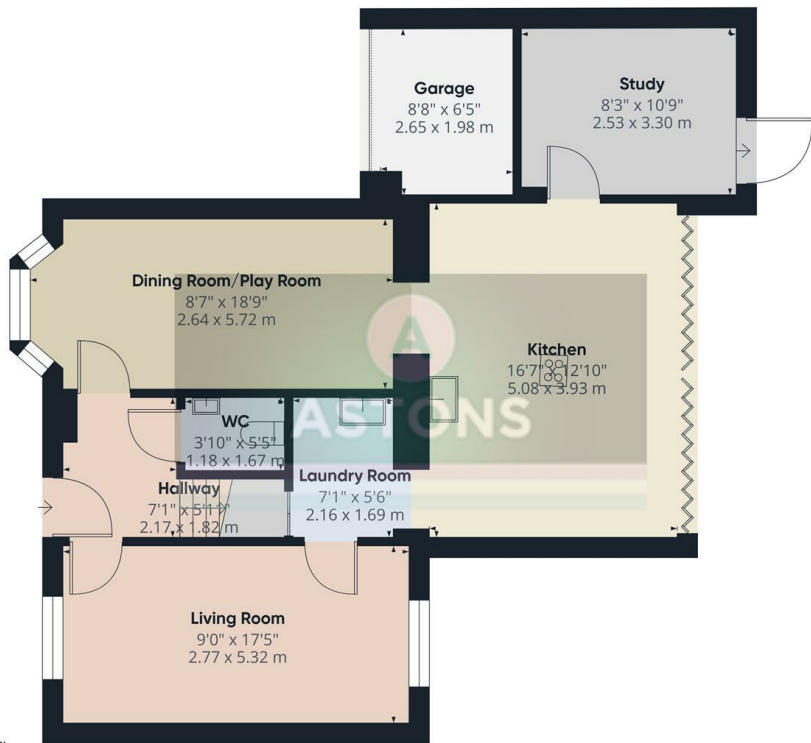
**Bedroom Three**  
Double glazed window to rear aspect, radiator, access to loft space.



**Garage**  
With up and over door, power and light, scope for eave storage.

**To The Front**  
Driveway offering parking for one car.

**Anti Money Laundering**  
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Ground Floor

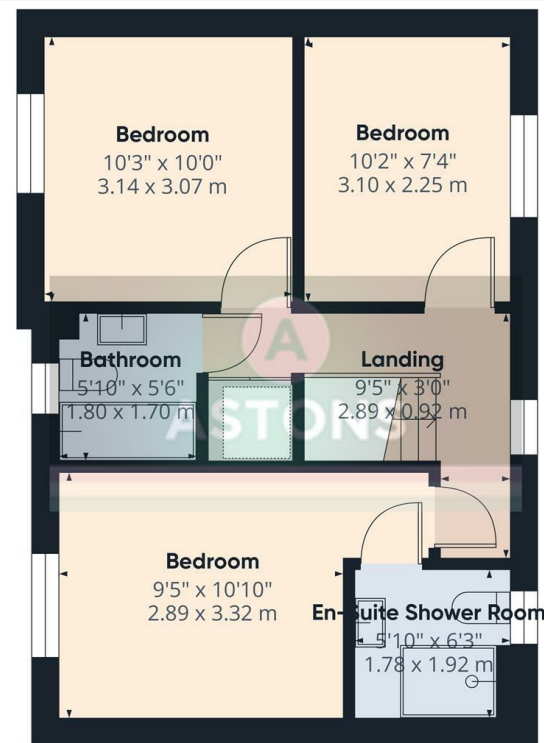


Approximate total area<sup>(1)</sup>  
802 ft<sup>2</sup>  
74.5 m<sup>2</sup>

(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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Floor 1



Approximate total area<sup>(1)</sup>  
412 ft<sup>2</sup>  
38.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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