



Pondside Close
Crawley Down, RH10 4AD

£699,950

Astons are delighted to offer to the market this stunning four bedroom detached family house, which is situated on a small development, built by Redrow Homes in 2013. The property is positioned in a cul de sac and fronts onto a small wooded area, which provides seclusion and a rural aspect. The house benefits from a spacious kitchen/dining room, with granite work surfaces and integrated bi-fold doors to the conservatory, utility room, lounge with bay window, study, downstairs cloakroom, main bedroom with a refitted en-suite shower room, second bedroom with en-suite shower room and two further bedrooms and a family bathroom. Outside there is a block paved driveway to the front which leads to the double garage with electric up and over door. To the rear there is an attractively landscaped garden with feature plants and shrubs. The property is being offered with no onward chain.



Hallway

Part glazed front door with double glazed window to the side with leaded light inserts, Karndean wood effect flooring, fitted entrance mat, stairs to the first floor, radiator, doors to:

Downstairs Cloakroom

White suite comprising a W.C. hand basin with a mixer tap and tiled splash back, obscure double glazed window, radiator, tiled floor, extractor fan.

Lounge

Double glazed bay window to the front, radiator, Karndean wood effect flooring.

Kitchen/Dining Room

Range of base and eye level panel fronted units with granite work surfaces over and matching splash backs, inset one and a half bowl stainless steel sink with a flexible hose mixer tap and drainer, inset five ring gas hob with back plate and stainless steel extractor hood above, built in eye level Neff double oven with hide and slide door and plate warming drawer below. There is an integrated fridge/freezer and dishwasher, plinth lighting, tiled floor, double glazed window to the rear, breakfast bar divide to: Dining area with tiled floor, large under stairs cupboard, radiator, bi-fold doors to the conservatory.

Utility Room

Base and eye units to one wall with work surface over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, unit housing gas fired boiler, space for a washing machine and tumble dryer, tiled floor, radiator, extractor fan, obscure double glazed door to the garden.

Study

Double glazed window to the rear, radiator, Karndean wood effect flooring.



Conservatory

With a brick base and double glazed windows above to three sides, glass roof with two electrically operated skylight windows, tiled floor, wall mounted electric Dimplex heater, double glazed french casement doors to the garden.

Landing

Double glazed window to the front, radiator, airing cupboard, storage cupboard, access to the loft space, doors to:



Main Bedroom

Double glazed bay window to the front, radiator, fitted wardrobes to one wall, door to:

En-Suite Shower Room

Refitted suite comprising a luxury walk in shower with glass screen and digital Mira mixer shower unit with a fixed rainfall head and separate hand held head, recessed storage, hand basin with a mixer tap and vanity unit below, W.C. tiled walls and floor, heated towel rail, obscure double glazed window, extractor fan

Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes, door to:

En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, hand basin with a mixer tap, W.C. part tiled walls, tiled floor, heated towel rail, extractor fan m obscure double glazed window, shaver point.

Bedroom Three

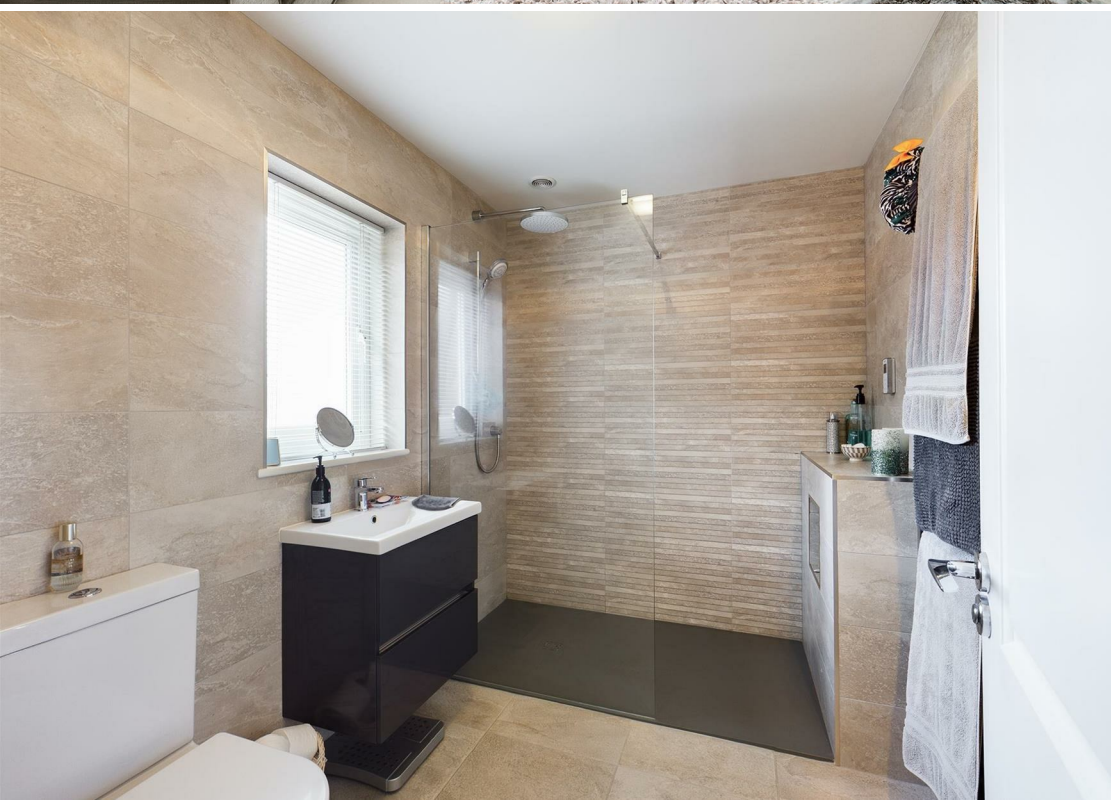
Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the rear, radiator.

Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and mixer shower unit above and glass screen, hand basin with a mounted tap, W.C. heated towel rail, obscure double glazed window, extractor fan, part tiled walls, tiled floor.





Double Garage

With an electric up and over door, power and light.

To The Front

Block paved driveway with parking for two cars leading to the double garage, paved path to the front door with lawned area to the side with hedge border.

Rear Garden

The garden has been attractively landscaped and offers a good degree of seclusion. It comprises two separate patio areas to the rear of the house offering seating areas with different aspects of the garden, shaped lawned area with well stocked plant and shrub borders, external tap, side access gate leading to side area with space for bin storage, further gate leading to the front. The garden is fence and hedge enclosed.



Council Tax Band

The property is in council tax band F

Maintenance Charge

There is an annual maintenance charge of approximately £180.00 to upkeep the communal estate areas.

Estate Agents Act 1979

Pursuant to the above act this is to notify that the vendor of this property is a relative of an employee of Astons.

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.

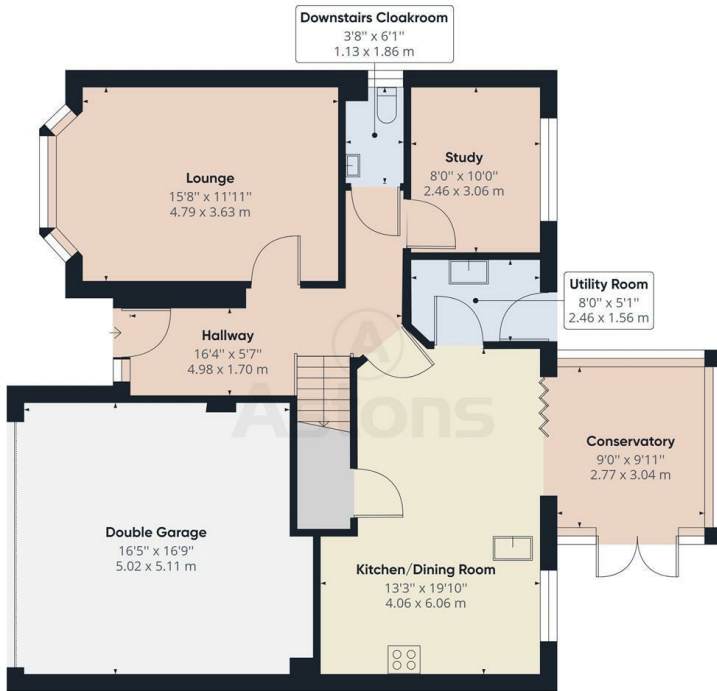
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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

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.



Ground Floor

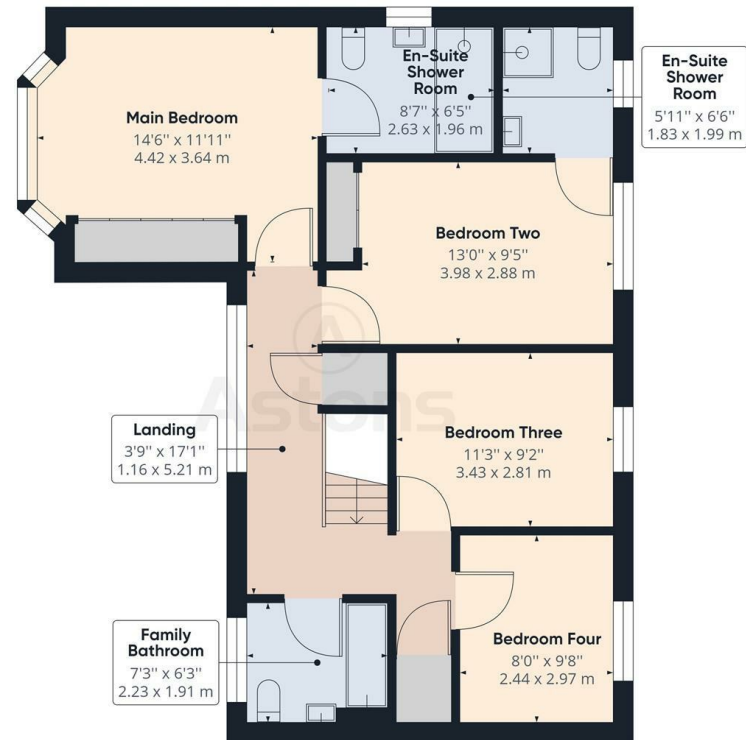


Approximate total area⁽¹⁾
1151.51 ft²
106.98 m²

(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.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
760.17 ft²
70.62 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.

GIRAFFE 360

