



ASTONS



The Croft  
Crawley, West Sussex RH11 8RQ

£439,950

Astons are delighted to market this well presented, extended three bedroom semi detached house, situated within the ever popular residential area of Gossops Green, located within close proximity of local schools, amenities and transport links. Inside this property features a light and airy living room, a fitted kitchen, a separate dining room, a fitted utility room, three excellent sized bedrooms and a refitted shower-room. To the rear is a tranquil garden, to the front is a driveway offering parking for two vehicles and a garage. Additional benefits of this wonderful home include upvc double glazed windows and gas central heating.



### Entrance Hallway

Front door opening to entrance hallway which comprises of stairs to first floor, tiled floor, radiator, door to:



### Living Room

Light and airy room with double glazed bay window to front aspect, engineered oak wood flooring, radiator, coving, feature gas fire place, door to:



### Study

With engineered oak wood flooring, coving.

### Kitchen

Fitted with a range of units at base and eye level, integrated fridge-freezer and cooker with induction hob, stainless steel sink with mixer-tap and drainer, access to larder, double glazed windows to side aspect, double glazed patio door to side access, part tiled walls, tiled floor, opening to:



### Dining Room

With double glazed french doors to rear garden, tiled floor, radiator, coving, door to:



### Utility Room

With space, power and plumbing for washing machine, tumble dryer and under counter fridge and freezer, tiled floor, double glazed window to side aspect.

### Landing

With double glazed window to side aspect, access to loft space, doors to:

### Bedroom One

Double glazed windows to rear aspect, radiator, coving, fitted wardrobe.



### Bedroom Two

Double glazed windows to front aspect, radiator, access to cupboard.





### Bedroom Three

Double glazed windows to front aspect, radiator, coving.



### Shower-Room

Refitted suite comprising of wash hand basin with mixer-tap and under counter units, walk in shower with shower unit, heated towel rail, vinyl floor, obscure double glazed windows to rear aspect.



### Separate W/C

Fitted with w/c, vinyl floor, obscure double glazed window to side aspect.



### To The Rear

Substantial rear garden with patio area adjacent to property, patio area wrapping round the side of the property with access to garage and outside tap, lawn garden with a range of shrubs and hedges to borders, fence enclosed with double gate side access.



### Garage

With up and over door, power and light.



### To The Front

Driveway offering parking for two vehicles, lawn front garden with shrubs, hedges and dwarf wall 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.

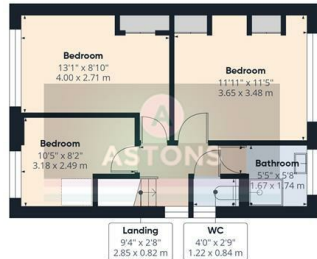
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
1122 ft<sup>2</sup>  
104.3 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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
105-121	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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