



ASTONS



Fox Close
Langley Green, RH11 7PR

Offers In Excess Of £315,000

*** Guide price £325,000- £335,000 ***

Astons are pleased to offer to the market this delightful terraced house which presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a good sized lounge that serves as the heart of the home, perfect for relaxation or entertaining guests. To the other side of the house there is the spacious kitchen/dining room with door to the garden.

The property benefits from a recently replaced roof, gas radiator heating and double glazed windows. Outside the house has a lovely south/west facing garden featuring a paved patio area with pergola over and stunning wisteria plant. The garden extends to a good size and enjoys a good degree of privacy.

Situated in a cul de sac this home benefits from its proximity to local amenities, schools, parks, and transport links including a bus stop close by for the 200 service, making it a convenient choice for everyday living. Whether you are a first-time buyer or looking to downsize, this terraced house in Langley Green offers a wonderful blend of comfort and practicality.

Do not miss the chance to make this charming property your own.



Hallway

Double glazed front door, double glazed windows to either side, radiator, wood laminate flooring, stairs to the first floor, doors to:

Lounge

Double glazed window to the front, double glazed French casement doors to the garden, radiator, fireplace with a living flame gas fire.

Kitchen/Dining Room

Range of base and eye level wood panel fronted units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, space for an oven, fridge/freezer and washing machine, tiled floor, double glazed window to the rear, obscure double glazed door to the garden, two radiators, under stairs cupboard.

Landing

Access to the loft space via a pull down ladder, airing cupboard, doors to:

Bedroom One

Double glazed windows to the front and rear, radiator.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobe.

Bathroom

Suite comprising a panel enclosed bath with a mixer shower unit over, hand basin, part tiled walls, heated towel rail, double glazed window.

Separate WC

Period style wc with a "Thunderbox" cistern, obscured double glazed window.

To The Front

Gated access with hedge border, path to the front door with lawned areas to either side.

Rear Garden

The garden is an attractive feature of the property with a south/westerly aspect and comprises a paved patio area adjacent to the house with a wooden pergola over supporting a stunning wisteria plant, this leads to a lawned area with

fence and hedge borders, wooden sheds to the rear and side.

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.

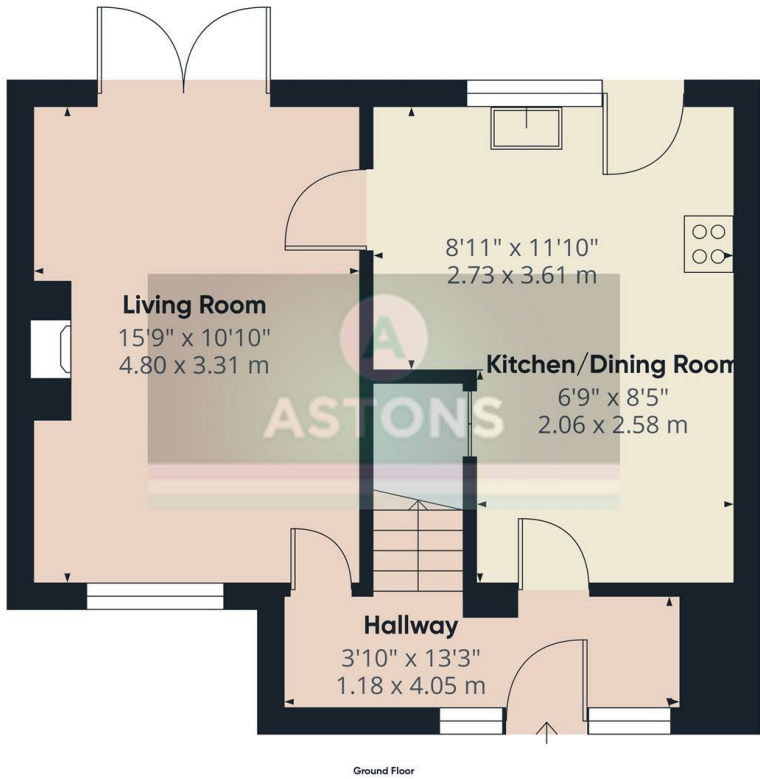
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



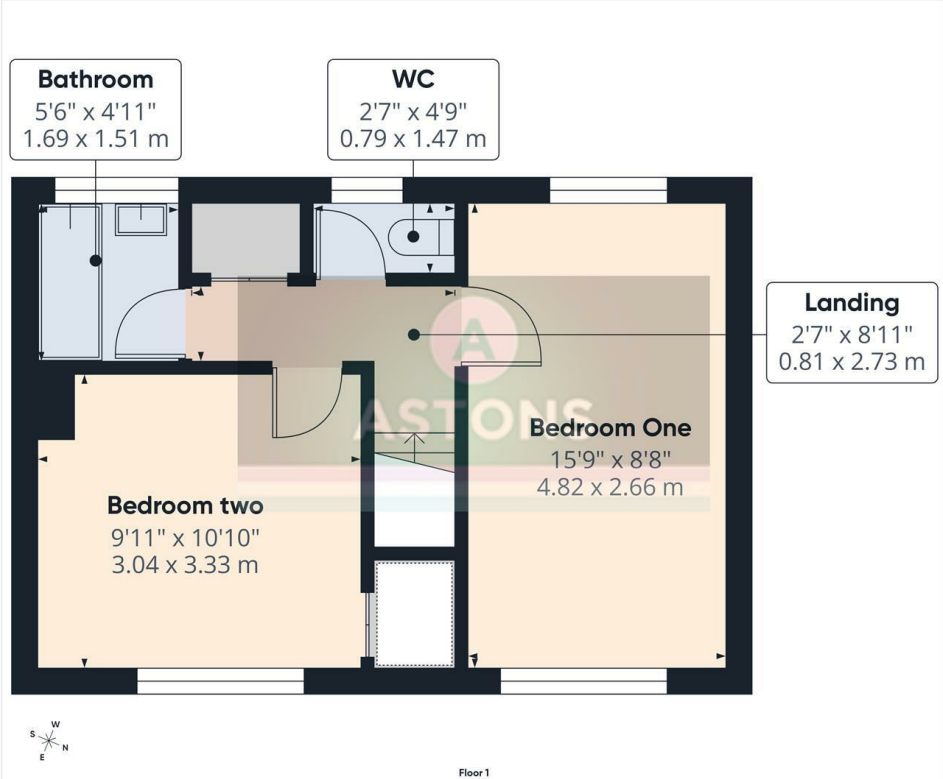


Approximate total area⁽¹⁾
409 ft²
38 m²

(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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Approximate total area⁽¹⁾
325 ft²
30.1 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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Energy Efficiency Rating		Current	Potential
Best 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		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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