ASTONS



Wheeler Road
Crawley, West Sussex RH10 7UF

£350,000

Astons are delighted to market this charming and beautifully presented two bedroom end of terrace house, situated within the ever popular residential area of Maidenbower, located within walking distance of local schools, amenities, parks and transport links including Three Bridges mainline train station. Inside this wonderful home features a light and airy living room, a refitted kitchen, a refitted downstairs cloakroom, two excellent sized bedrooms and a refitted shower-room, to the rear is a tranquil garden with side gate access. Additional benefits of this property include upvc double glazed windows, gas central heating and two allocated parking spaces.







Entrance Hall
Front door opening to entrance hall which comprises of wood effect laminate flooring, doors to:

Downstairs Cloakroom
Refitted suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, radiator, wood effect laminate flooring, obscure double glazed window to front aspect.

Living Room
Light and airy room with double glazed bay window to front aspect, bespoke shutters, feature wall radiator, coving, stairs to first floor, wood effect laminate flooring, opening too:



Kitchen/Dining Room
Refitted kitchen with units at base and eye level, range of integrated appliances including fridge-freezer, washing machine, dishwasher, microwave and cooker, induction hob with stainless steel extractor fan, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect, feature wall radiator, double glazed french doors to rear garden.



Landing
With access to loft space and airing cupboard, doors too:

Refitted Shower-Room
Refitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, heated towel rail, extractor fan, tiled walls, tiled floor, obscure double glazed window to rear aspect.



Bedroom One
Double glazed windows to front aspect with bespoke shutters, access to cupboard and wardrobe, radiator.



Bedroom Two
Double glazed windows to rear aspect, access to in-built cupboard, radiator.




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To The Rear
Patio area adjacent to property, lawn garden, fence enclosed with side gate access.



Allocated Parking
This property features two allocated parking spaces.



To The Front
Patio path leading to front door, lawn front garden.



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.



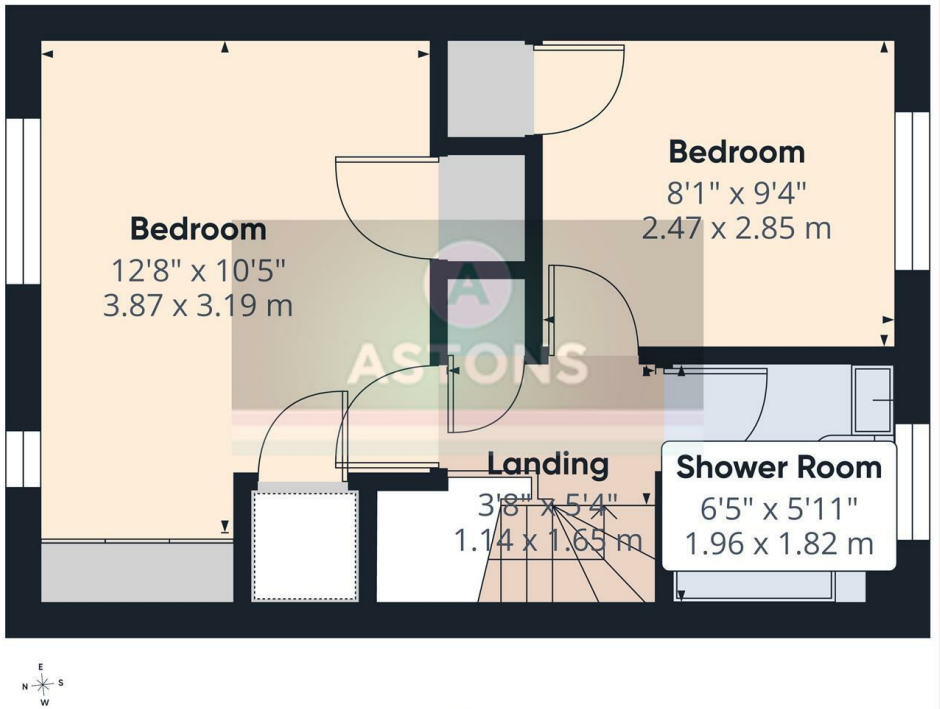
Ground Floor

Approximate total area(1)
344 ft²
31.9 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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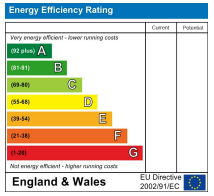
Floor 1

Approximate total area(1)
282 ft²
26.2 m²

(1) Excluding balconies and terraces

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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

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