



Chevening Close
Tollgate Hill, WEST SUSSEX RH11 9QU

£425,000

Astons are pleased to offer this well presented three bedroom detached house which is situated in a cul de sac, within the Tollgate Hill area of Crawley. The property benefits from extended accommodation including the addition of a conservatory, with a solid thermal roof and under floor heating, and a large utility room. The house further benefits from a downstairs cloakroom, refitted bathroom, upvc double glazed windows and gas radiator heating. Outside there is a large, insulated garden office, garden with side and rear access and a block paved driveway to the front.



Hallway

Front door, fitted entrance mat, radiator, stairs to the first floor, door to:

Lounge

Double glazed window to the front, coving, radiator, open through to:

Dining Room

Double glazed French casement doors to the conservatory, radiator, door to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer built in stainless steel oven with a four ring gas hob over and a stainless steel extractor hood above, integrated fridge and dishwasher, recessed down lighters, radiator, double glazed window to the rear, under stairs cupboard, archway to:

Utility Room

Range of base and eye level units with work surfaces over and tiled splash backs, built in stainless steel microwave and plate warmer drawer, space for a fridge/freezer, under counter freezer, washing machine and tumble dryer, recessed down lighters, radiator, double glazed door to the garden with double glazed window to the side.

Conservatory

Double glazed to three sides with patio doors to the garden, solid roof, under floor heating.

Rear Garden

Paved patio terrace adjacent to the house, side access gate and door to the garden office, dwarf brick wall divide leading to a stone chipped area, rear access gate, fence enclosed borders.

Garden Office

Fully insulated wooden garden office with double glazed windows to three sides, double glazed french doors to the garden, power and light.

Landing

Double glazed window to the side, access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed window to the rear, radiator, built in wardrobes, coving.



Bedroom Two

Double glazed window to the front, radiator.



Bedroom Three

Double glazed window to the front, radiator.

Bathroom

White suite comprising a bath with a mixer tap and separate Aqualisa digital mixer shower unit above, hand basin with a mixer tap and vanity unit below, W.C. tiled walls, tiled floor, heated towel rail, shaver point, obscure double glazed window.

Garage

The garage has been largely converted to create the utility room and now offers storage space with double doors, power and light.

Council Tax Band

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.

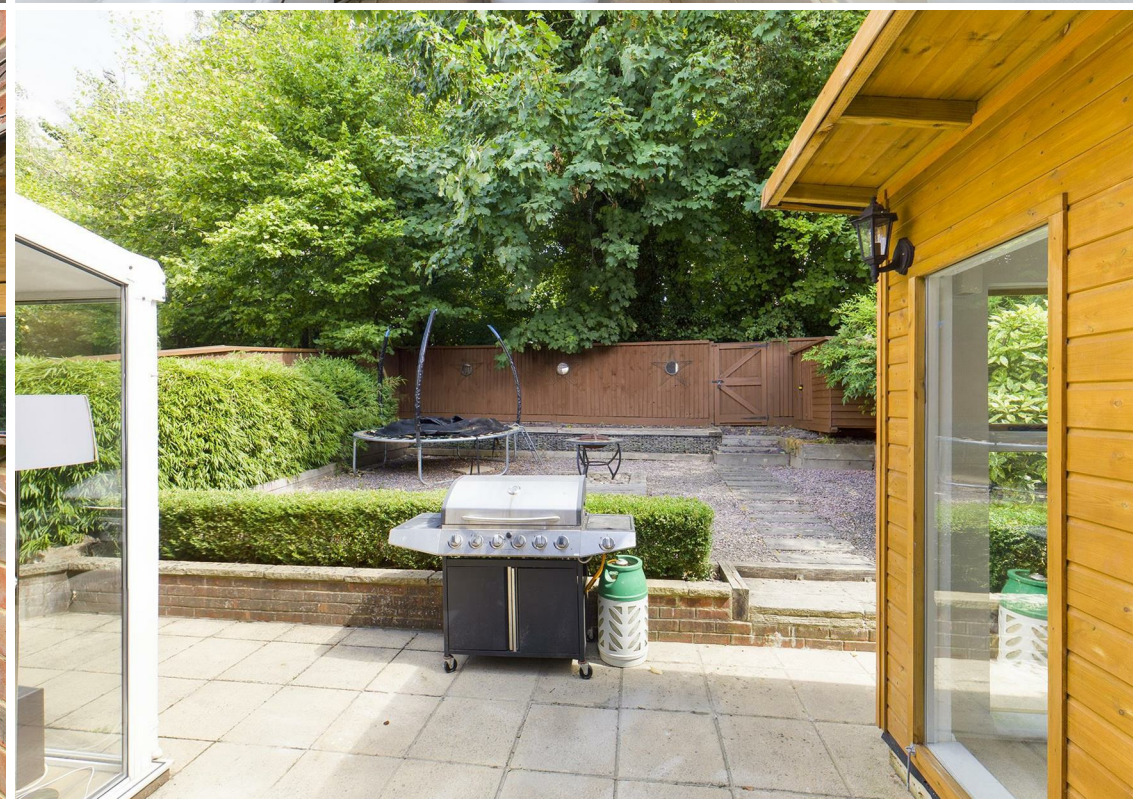
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



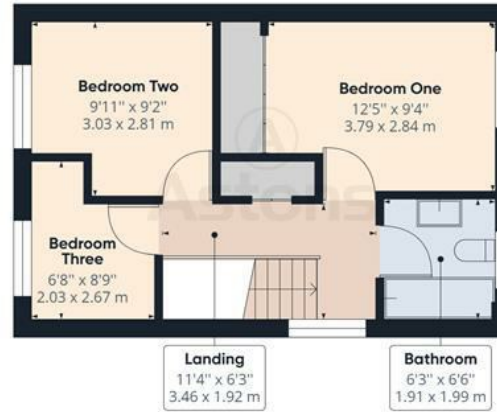




Downstairs Cloakroom
4'8" x 2'8"
1.43 x 0.83 m



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1054.42 ft²
97.96 m²



Ground Floor Building 2

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	