



Sycamore Close  
Langley Green, West Sussex RH11 7NS

**£380,000**



\* Large plot with scope for extending/developing\*

Astons are pleased to offer this three bedroom end of terrace house which is situated on a large corner plot offering considerable scope to extend/develop, subject to planning. The property is located in a cul de sac within the Langley Green area of Crawley, and benefits from a downstairs cloakroom, spacious lounge/dining room, refitted kitchen, three good bedrooms and a four piece refitted white bathroom suite. The house further benefits from a driveway to the rear of the house accessed via Langley Walk. The property is being offered to the market with no onward chain..





### Entrance Hall

PVC door, laminate flooring, radiator, stairs to first floor landing, doors to;

### Kitchen

Range of floor and eye level units, electric hob with built in oven, stainless steel extractor hood and glass splash back. stainless steel basin with tap and drainer, built in fridge/freezer, space and plumbing for dishwasher, windows to front and rear, tiled flooring, radiator

### W/c Utility room

W/c, hand basin, power and plumbing for washing machine, boiler, radiator, tiled flooring, obscure double glazed window to side

### Lounge/Dining room

Double glazed window to rear, patio door to garden, radiator, coving

### Landing

Double glazed window to front, access to loft, doors to;

### Bedroom One

Double glazed window to rear, radiator, coving



### Bedroom Two

Double glazed window to rear, storage cupboard, radiator



### Bedroom Three

Double glazed window to front, built in wardrobe, coving, radiator



### Bathroom

White suite comprising of panel enclosed bath with tap, w/c, hand basin with tap and pedestal, shower cubicle with glass door, heated towel rail, obscure double glazed window to front, part tiled walls, tiled floor



### To The Front

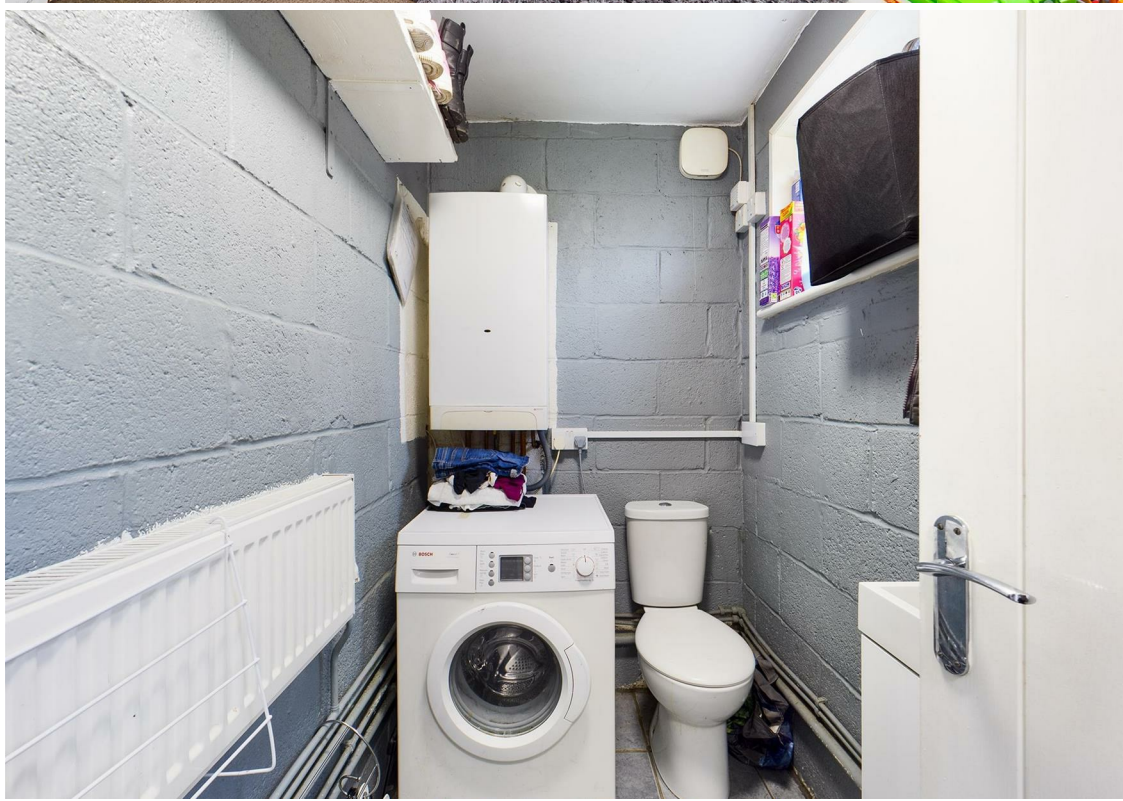
Path to the front door, path leading to the side.

### Garden

The garden is a good size and offers scope to extend the property, (subject to planning). The garden extends to the side and rear of the house and comprises a patio area adjacent to the house leading to a lawned area with fence enclosed border, rear gate leading to the drive way.









## Parking

To the rear of the property there is a gravelled parking area which is accessed via Langley Walk.



## 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.

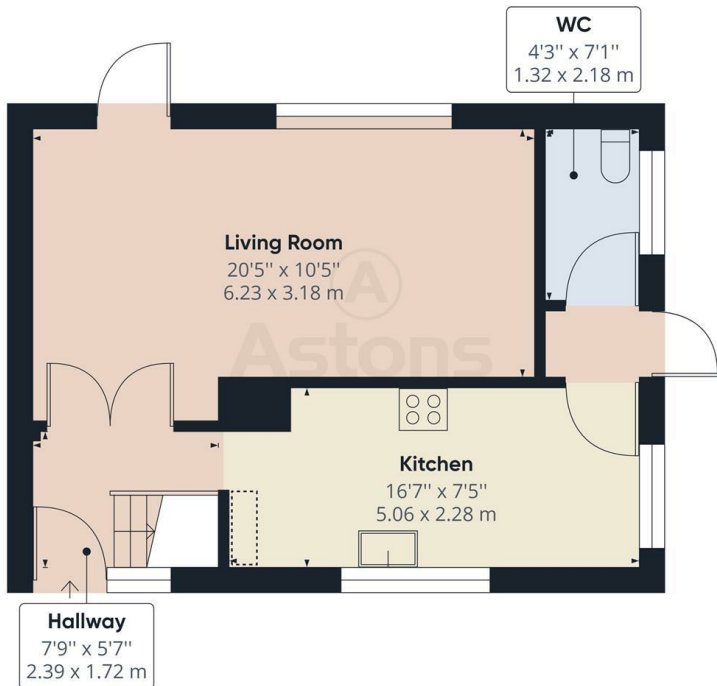
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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<sup>(1)</sup>**  
445.82 ft<sup>2</sup>  
41.42 m<sup>2</sup>

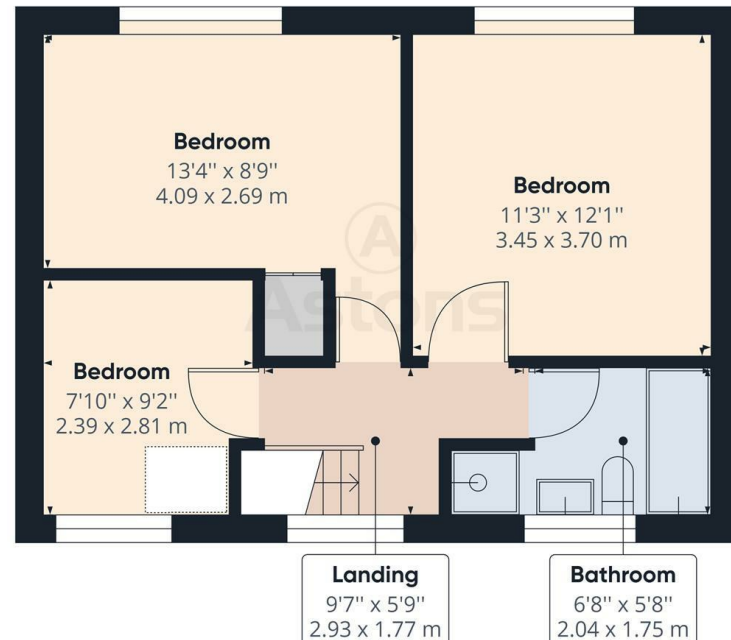
**Reduced headroom**  
3.41 ft<sup>2</sup>  
0.32 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



**Approximate total area<sup>(1)</sup>**  
427.05 ft<sup>2</sup>  
39.67 m<sup>2</sup>

(1) Excluding balconies and terraces.

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