



ASTONS



Woodfield Road
Crawley, Wes Sussex RH10 8EN

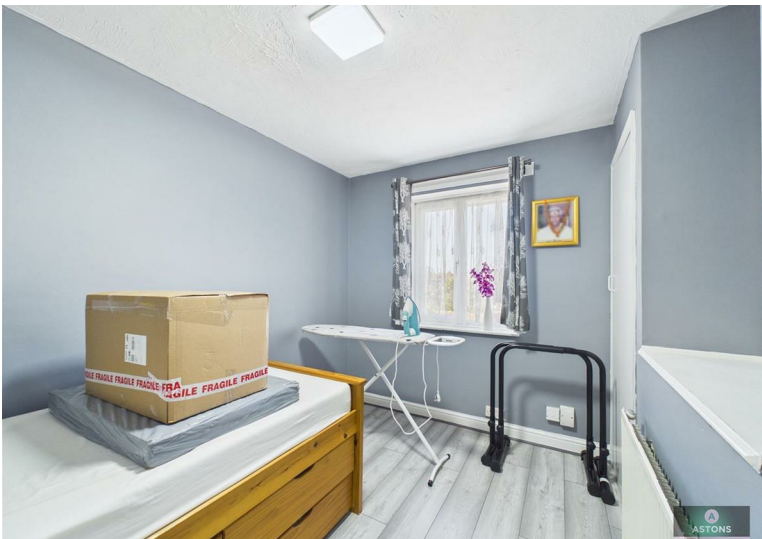
£330,000

Astons to offer this terraced house on Woodfield Road to the market. The property offers three bedrooms, making it ideal for families or those seeking extra space. The inviting living/dining room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house further benefits from a storage room, gas radiator heating and a good sized rear garden.

Situated in a desirable location, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both community and accessibility.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant neighbourhood. Whether you are a first-time buyer or seeking a new family home, this terraced house on Woodfield Road is certainly worth considering.



Hallway

Part double glazed front door, obscured double glazed windows to either side, tiled floor, coats hanging space, stairs to the first floor, doors to:

Lounge

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

Dining Room

Double glazed window to the rear, radiator, wood effect flooring, coving, door to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in oven with a hob over and extractor hood above, space for a fridge/freezer and washing machine, double glazed window and door, coving.

Storage Area

Under stairs storage area, obscure double glazed door to the front.

Landing

Access to the loft space, airing cupboard, doors to:

Bedroom One

Two double glazed windows to the front, radiator, built in wardrobe, fitted wardrobes to one wall.

Bedroom Two

Two double glazed windows to the front, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator, cupboard.

Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment and separate Mira shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, obscured double glazed window, radiator.

To The Front

Gated access with wall and hedge borders, path to the front door, lawned areas to either side.

Rear Garden

Mainly laid to lawn with fence enclosed 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.

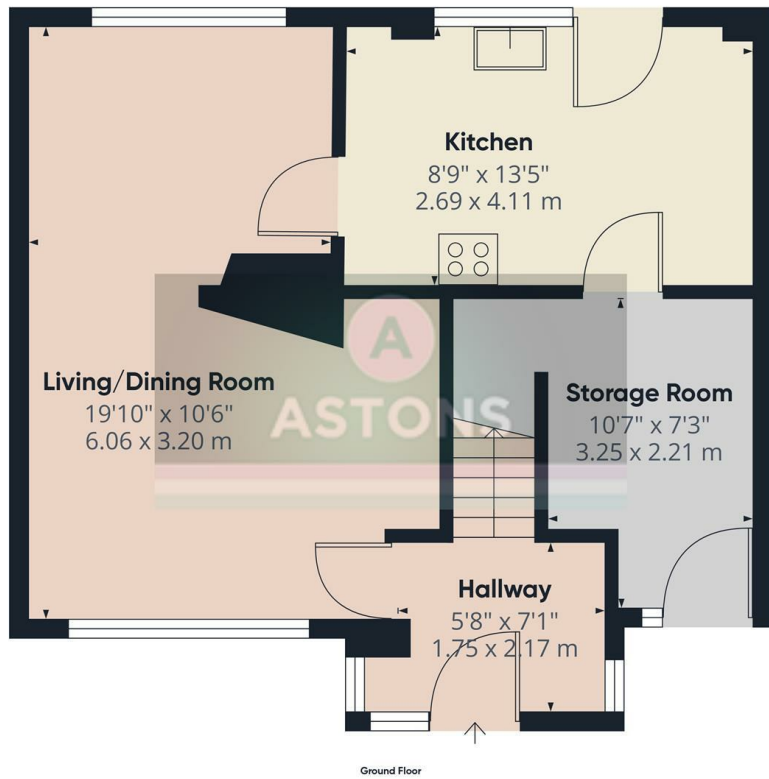
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



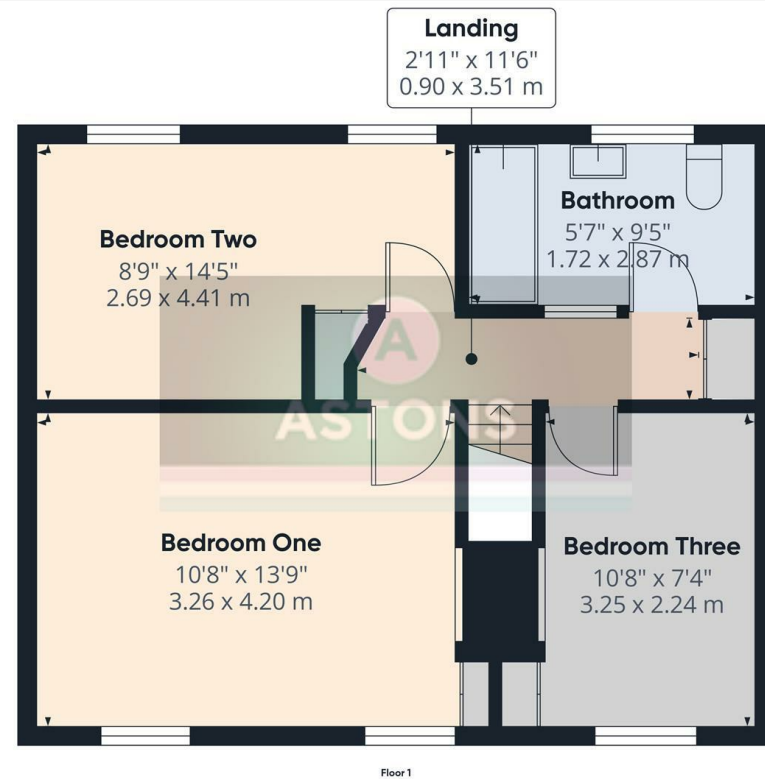


Approximate total area⁽¹⁾
497 ft²
46.2 m²

(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.

GIRAFFE360



Approximate total area⁽¹⁾
444 ft²
41.3 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.

GIRAFFE360

RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-101		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Least energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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)

