



**ASTONS**



**Matthews Drive  
Crawley, West Sussex RH10 7HJ**

**£465,000**

Astons are delighted to market this three bedroom detached house, situated within the ever popular residential area of Maidenbower, located within close proximity to local schools, parks, transport links and amenities. Inside this charming home features a fitted downstairs cloakroom, a light and airy lounge flowing into the dining room, a fitted kitchen and utility room, three excellent sized bedrooms and a fitted bathroom. To the rear is a tranquil and enclosed private garden, to the front is a driveway offering parking for two vehicles, additional benefits of this superb property include upvc double glazing, gas central heating and a garage.



### Entrance Hall

Replacement front door opening to entrance hall which consists of wood effect laminate flooring, coving, doors to:

### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin, radiator, vinyl floor, obscure double glazed window to front aspect.



### Lounge

Double glazed windows to front aspect, wood effect laminate flooring, coving, stairs to first floor, radiator, opening to:



### Dining Room

Double glazed french doors to rear garden, wood effect laminate flooring, coving, radiator, door to:



### Kitchen

Fitted with a range of units at base and eye level, stainless steel sink with mixer-tap and drainer, integrated cooker with gas hob and stainless steel extractor fan, space and power for fridge-freezer, part tiled walls, vinyl floor, double glazed windows to rear aspect, radiator, opening to:



### Utility Room

Fitted with units at eye level, space, power and plumbing for washing machine and dishwasher, radiator, vinyl floor, double glazed window to rear aspect, double glazed patio door to rear garden, internal access to garage.

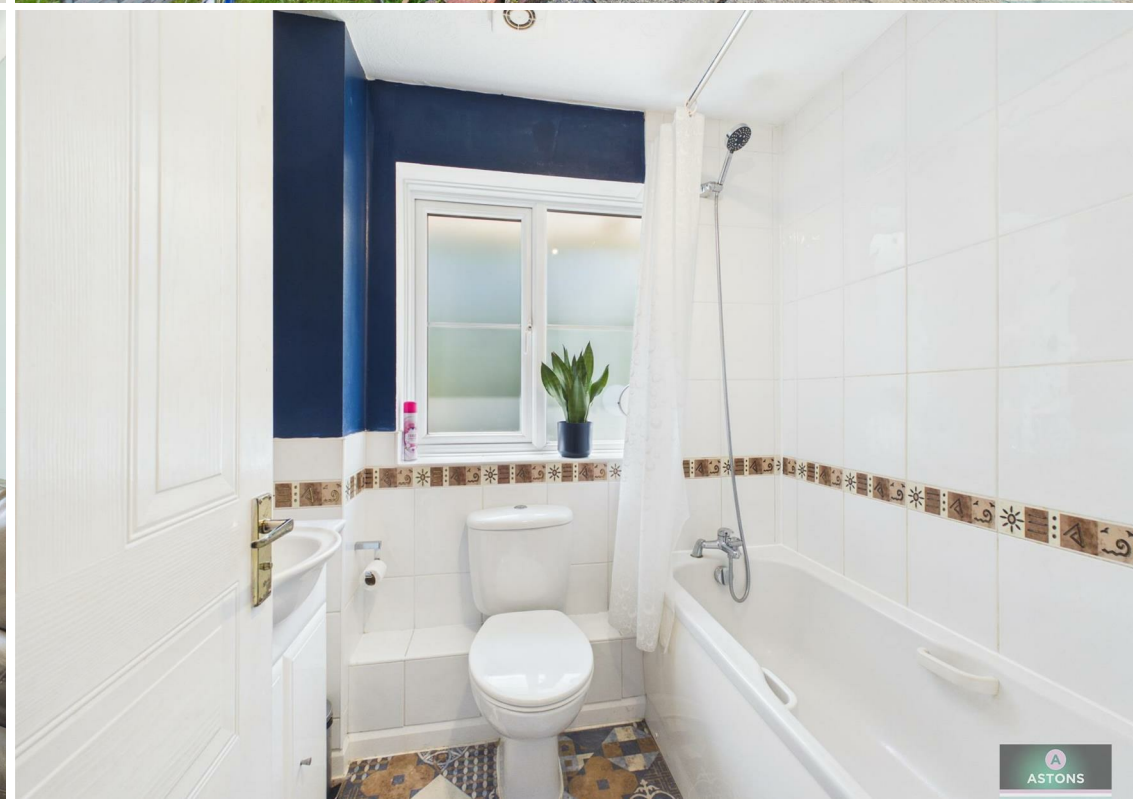
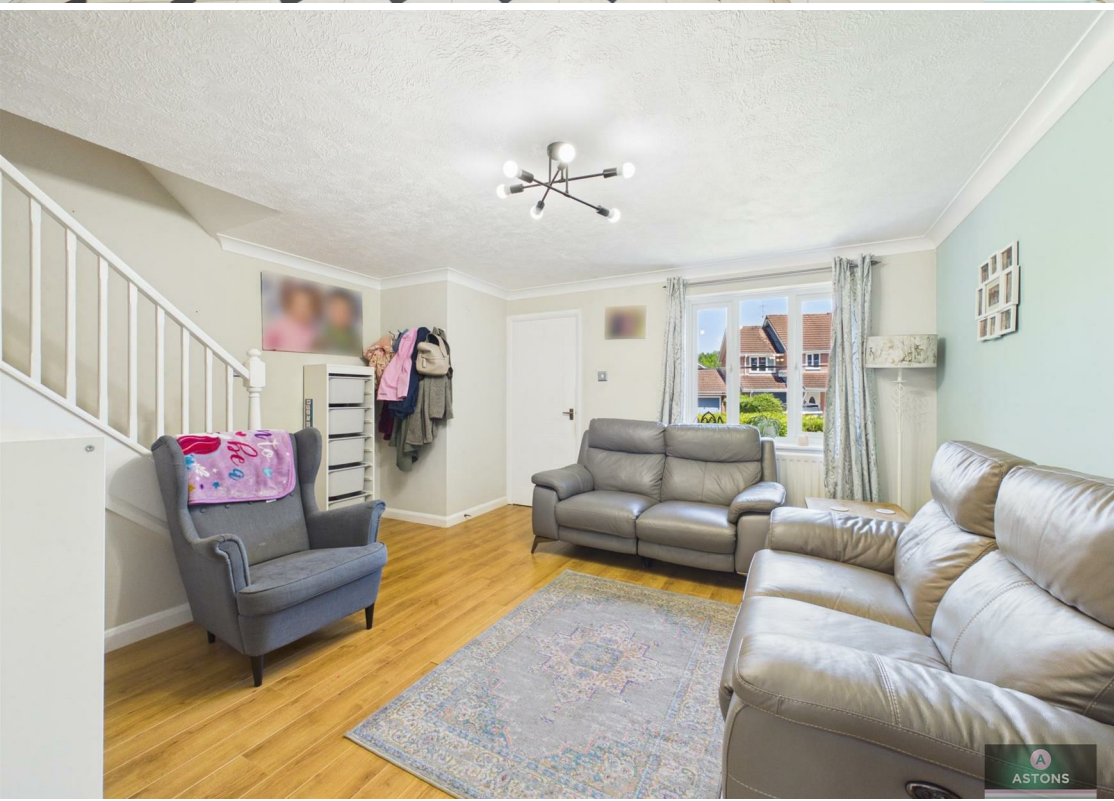


### Landing

With double glazed window to side aspect, access to airing cupboard and loft space, doors to:

### Bedroom One

Double glazed bay window to front aspect, radiator, coving, in-built wardrobe with sliding doors.





### Bedroom Two

Double glazed window to rear aspect, coving, radiator.



### Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with mixer-tap, radiator, vinyl floor, obscure double glazed window to rear aspect.



### Garage

With up and over door, power and light.

### To The Front

Driveway offering parking for two vehicles.

### 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

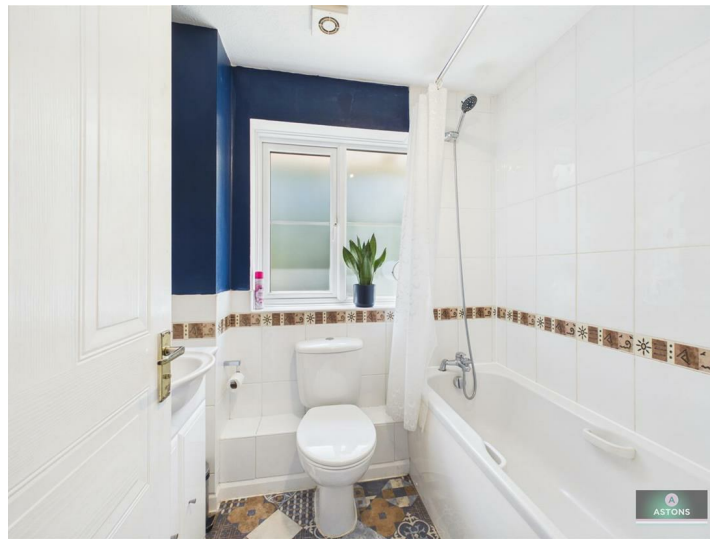
Conveyancing - Lewis & Dick £200 per transaction

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.



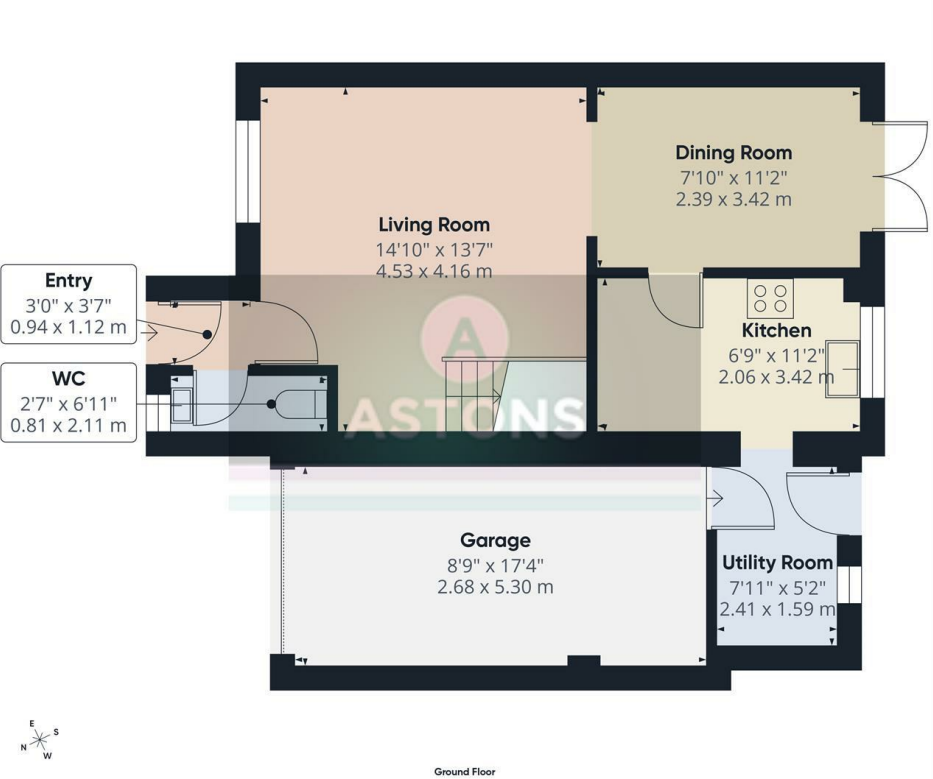
### Bedroom Three

Double glazed window to front aspect, coving, radiator, access to built cupboard.



### Rear Garden

Patio area adjacent to property, outside tap, lawn garden with dwarf wall, range of shrubs to borders, fence enclosed with double gated access.

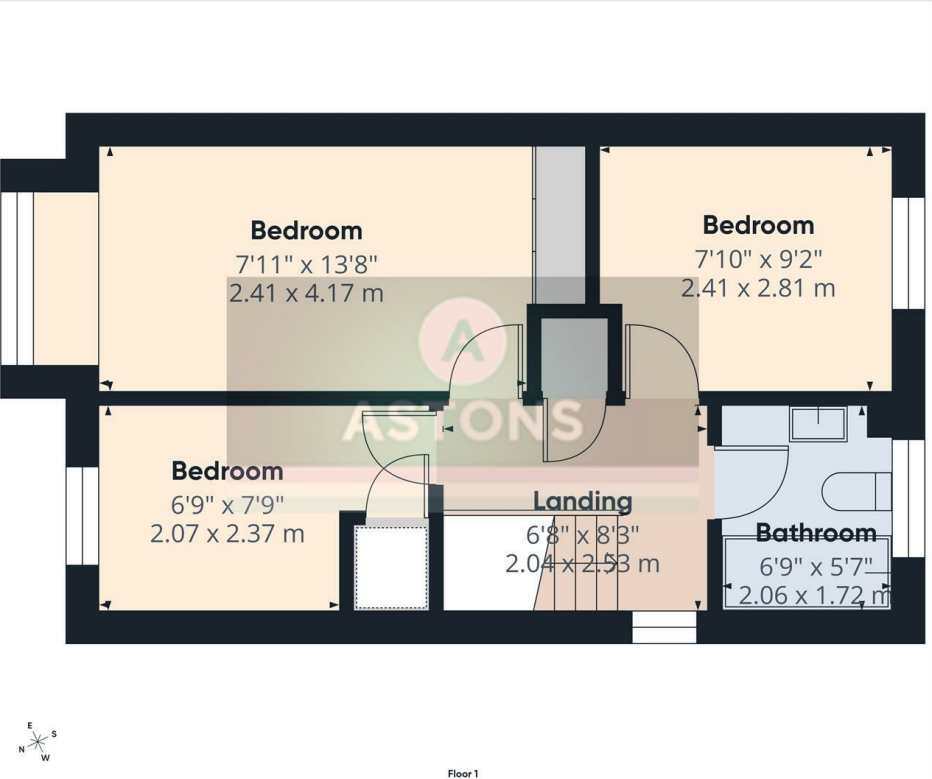


Approximate total area<sup>(1)</sup>  
591 ft<sup>2</sup>  
55 m<sup>2</sup>

(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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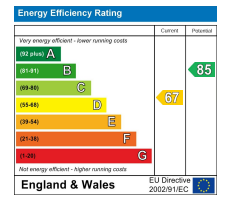
Approximate total area<sup>(1)</sup>  
333 ft<sup>2</sup>  
30.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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