



ASTONS



Treyford Close
Crawley, West Sussex RH11 0JN

Guide Price £400,000

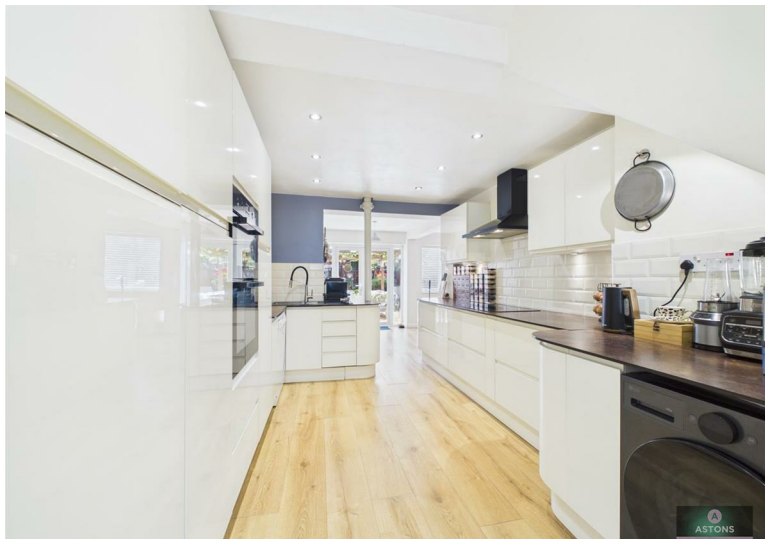
*** Guide Price £400,000 - £425,000 ***

Astons are delighted to bring to the market this superbly presented and extended three-bedroom home, ideally situated within the ever-popular residential area of Ifield. Set in a quiet cul-de-sac location, the property is conveniently positioned within walking distance of Ifield Railway Station, offering excellent links to Gatwick Airport and London. The area is also well served by a 24/7 Gatwick to Horsham bus service, with local schools, shops and everyday amenities close by.

Inside, this charming home offers bright and well-proportioned accommodation throughout. The light and airy living room flows beautifully through to a dining area and a refitted kitchen, creating a welcoming and practical space for modern family living. A refitted downstairs shower room adds further convenience.

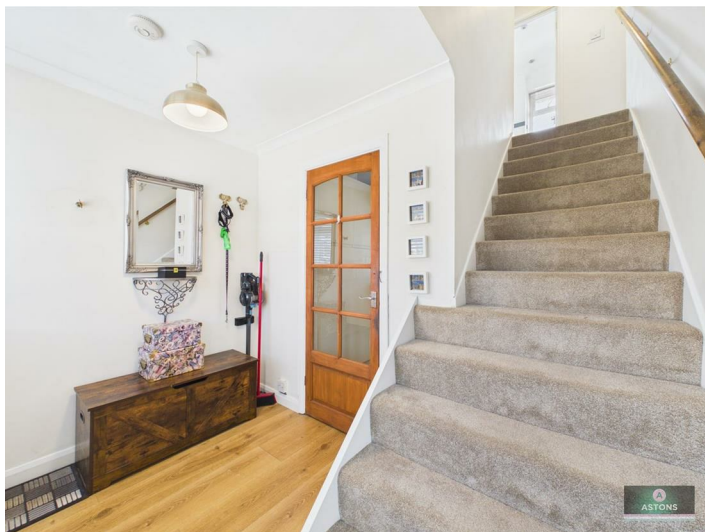
On the first floor, there are three good-sized bedrooms and a fitted family bathroom. Externally, the property benefits from a tranquil enclosed rear garden, while to the front there is a driveway providing off-road parking for two vehicles.

Early viewing is highly recommended to fully appreciate the location, presentation and versatile accommodation this lovely home has to offer.



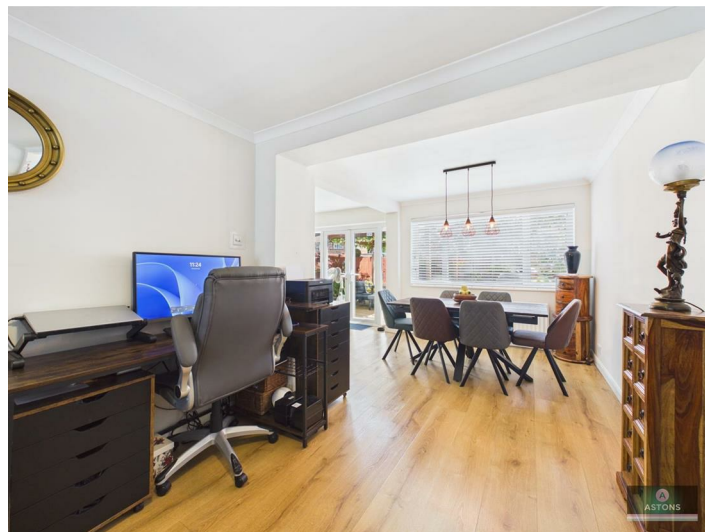
Entrance Hall

Front door opening to entrance hall which features, stairs to first floor, coving, double glazed window to front aspect, wood effect laminate flooring, doors to:



Dining Room

With double glazed window to rear aspect, double glazed french doors to rear garden, coving, radiator, wood effect laminate flooring, door to:



Landing

With access to airing cupboard and loft space, coving, doors to:

Living Room

With double glazed windows to front aspect, coving, wood effect laminate flooring, dual-function coal and wood burner, opening to:



Downstairs Shower-Room

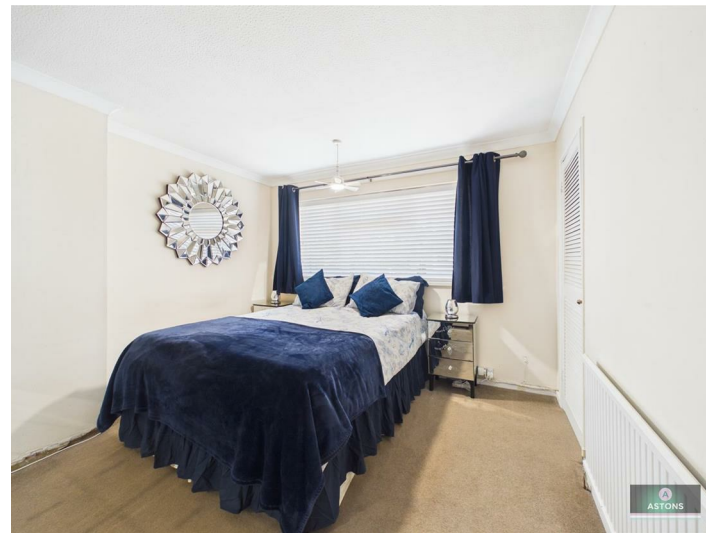
Refitted suite comprising of w/c, walk in shower with shower unit, tiled walls, tiled floor, obscure double glazed window to rear aspect.

Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine, tumble dryer and dishwasher, integrated cooker, induction hob with stainless steel extractor fan, integrated fridge and freezer, sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring.

Bedroom One

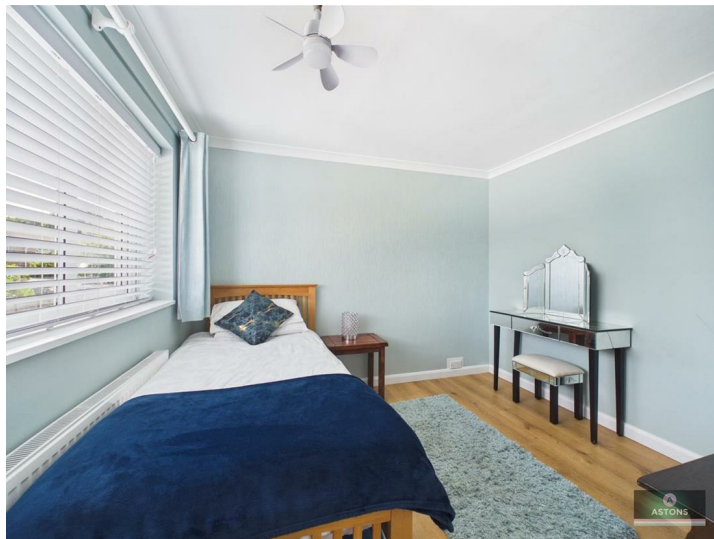
Double glazed windows to front aspect, coving, radiator, access to in-built cupboard.





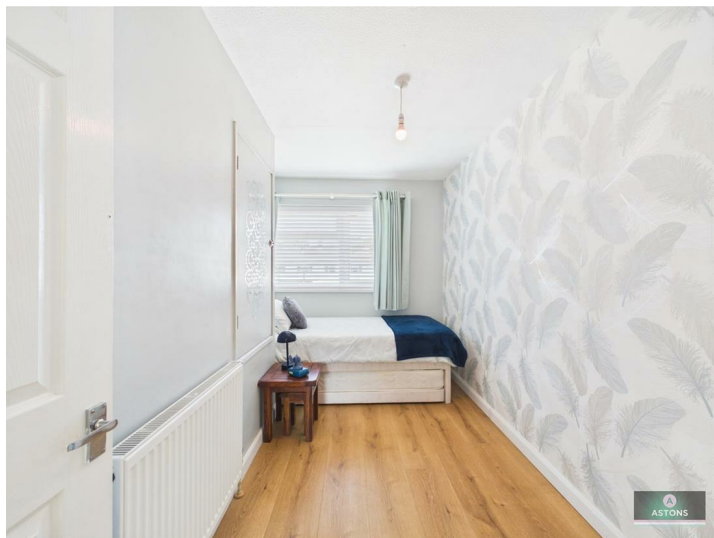
Bedroom Two

Double glazed windows to rear aspect, radiator, wood effect laminate flooring, coving, access to in-built wardrobe.



Bedroom Three

With double glazed window to front aspect, wood effect laminate flooring, radiator, access to in-built cupboard.



Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under-counter unit, enclosed bathtub with mixer-tap, tiled walls, coving, obscure double glazed windows to rear aspect.



To The Rear

Tranquil and beautifully presented courtyard garden with decking area adjacent to property, outside tap, access to sheds, fence enclosed.



To The Front

Driveway which offers 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

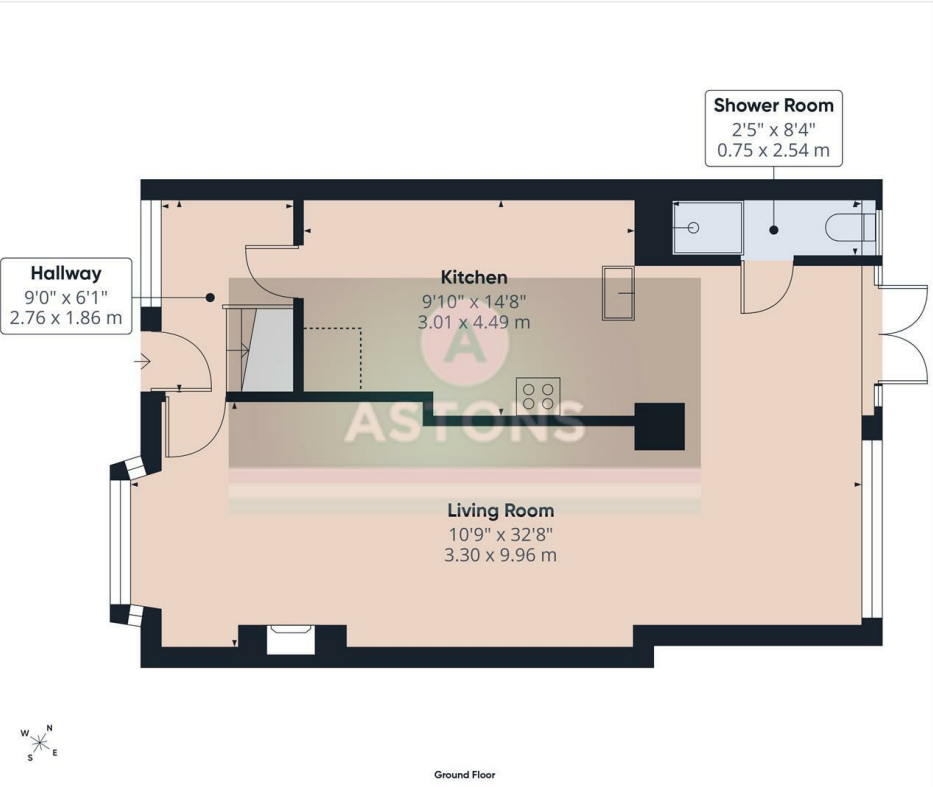
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.



Approximate total area⁽¹⁾
614 ft²
57 m²

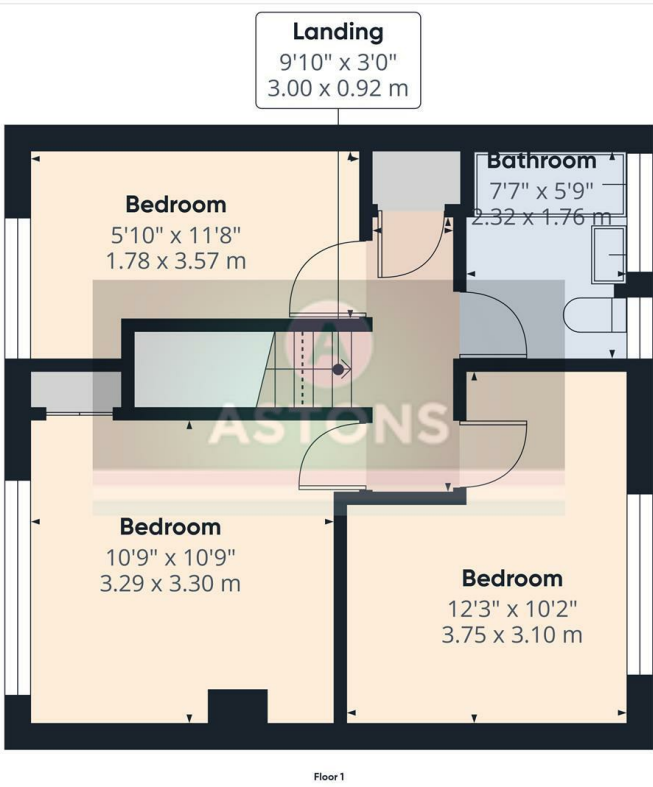
Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

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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Approximate total area⁽¹⁾
379 ft²
35.4 m²

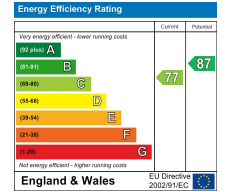
(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

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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