



ASTONS



Dunsfold Close
Crawley, West Sussex RH11 8EY

£385,000

Astons are delighted to market this beautifully presented and extended three bedroom house, situated within the ever popular residential area of Gossops Green, located within close proximity of local amenities, schools and parks. Inside this wonderful features a light and airy living room, a fitted downstairs cloakroom, a refitted kitchen/dining room, three excellent sized bedrooms and a refitted shower-room. To the rear is a private garden with rear gate access leading to a garage on block, to the front is a driveway which offers parking for two vehicles. Additional benefits of this property include upvc double glazed windows and gas central heating.



Entrance Hallway

Replacement composite front door opening to entrance hallway, obscure double glazed window to front aspect, radiator, coving, access to fitted cupboard, access to under-stairs cupboard, wood effect laminate flooring, stairs to first floor, doors to:



Living Room

Double glazed windows to front aspect, coving, radiator, wood effect laminate flooring, fitted units at base level.



Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap, under counter unit and splash back tiles, part tiled walls.



Kitchen/Dining Room

Refitted with a range of units at base and eye level, range of integrated appliances including fridge-freezer, dishwasher, cooker and gas hob, stainless steel sink with mixer-tap and drainer, part tiled walls, feature wall radiator, wood effect laminate flooring, double glazed windows to rear aspect, velux windows, double glazed french doors to rear garden.



Landing

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

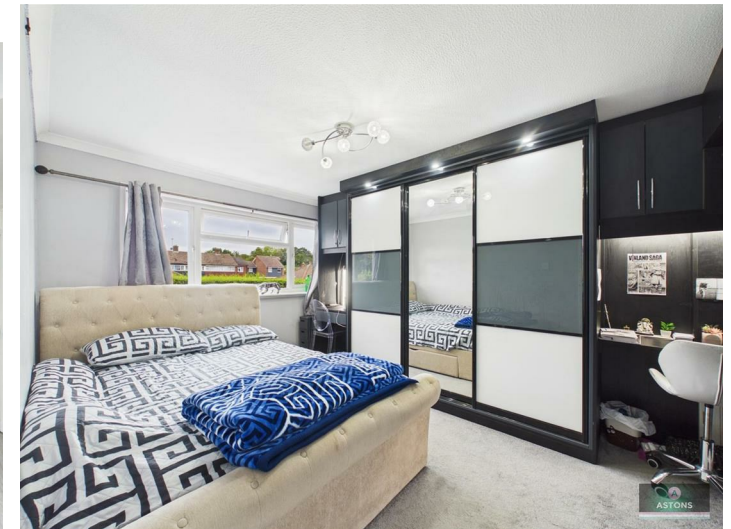
Bedroom One

Double glazed windows to front aspect, range of fitted cupboard and wardrobes, radiator.



Bedroom Two

Double glazed windows to rear aspect, range of fitted units and wardrobes with sliding doors, radiator.





Bedroom Three

Double glazed windows to front aspect, radiator, wood effect laminate flooring, range of fitted units and wardrobe.



Shower-Room

Refitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, extractor fan, tiled walls, tiled floor, obscure double glazed window to rear aspect.



To The Rear

With artificial turf adjacent to property, access to brick shed, fence enclosed with rear gate access.



Garage

Located on a near by block with up and over door.



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

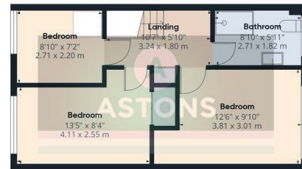
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



Approximate total area⁽ⁿ⁾

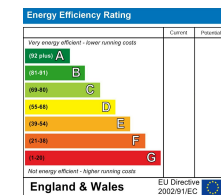
1165 ft²

108.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration

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