



Goddard Close
Maidenbower, West Sussex RH10 7HR

£349,950

Astons are pleased to offer this three bedroom end of terrace house situated within a cul de sac in the popular Maidenbower area of Crawley which has local shops, schools and amenities. The property enjoys the benefit of a downstairs W.C, separate Lounge and Dining Room, gas central heating and double glazing. To the side of the house there is a driveway which provides parking for three to four cars and there is side access to the fully enclosed westerly facing rear garden.

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Entrance Hallway

Front door, laminate flooring, stairs to the first floor, radiator, door to:

Downstairs Cloakroom



White suite comprising a close coupled W.C, hand basin with tiled splashbacks, radiator, obscure double glazed leaded light effect window.

Lounge

14'5 x 11'6 (4.39m x 3.51m)



Double glazed leaded light effect window to the front and side aspect, feature fireplace with an electric fire, radiator, understairs cupboard, wood flooring, archway to:

Dining Room

10'9 x 7'10 (3.28m x 2.39m)



Double glazed patio doors to the garden, wood flooring, doorway to:

Kitchen

11'4 x 7'6 (3.45m x 2.29m)



Range of base and eye level units with work surfaces over and tiled splashbacks, built in stainless steel oven, inste four ring gas hob with a stainless steel extractor hood above, space for a fridge/freezer and washing machine, inset one and a half bowl stainless steel sink with a mixer tap and drainer, tiled floor, gas fired boiler, window to the rear aspect, part glazed door to the garden.

Landing

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

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Bedroom One

14'0 x 9'0 (4.27m x 2.74m)



Double glazed leaded light effect window to the front and side aspects, radiator, fitted wardrobes with sliding mirror fronted doors.

Bedroom Two

10'11 x 8'10 (3.33m x 2.69m)



Double glazed leaded light effect window to the rear and side aspects, radiator.

Bedroom Three

10'9 narrowing to 7'11 x 6'5 (3.28m narrowing to 2.41m x 1.96m)



Double glazed leaded light effect window to the front aspect, radiator,

Bathroom



White suite comprising a panel enclosed bath with a shower over, hand basin with a mixer tap and unit below, close coupled W.C. with a concealed cistern, heated towel rail, part tiled walls, obscure double glazed window, extractor fan.

To The Front



Path to the front door with a garden area to the side. Also to the side these is the driveway with parking for two cars.

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Rear Garden

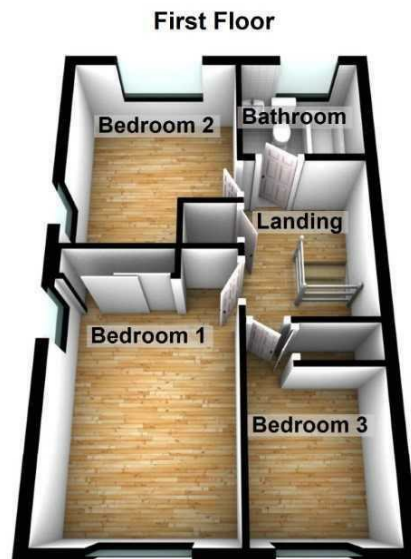


Paved patio adjacent to the house with a side access gate leading to the front. The rest of the garden is laid to lawn with fence enclosed borders.

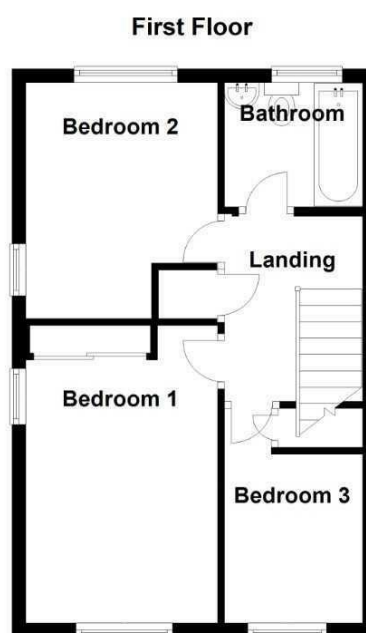
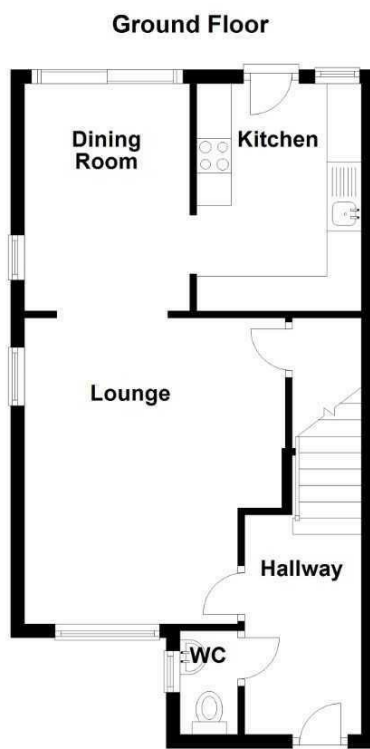
Disclaimer

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.





Floor Shapes and Sizes are not exact and merely an indication of layout.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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