



**Albion Close  
Maidenbower, West Sussex RH10 7WJ**

**£600,000**

Astons are delighted to offer to the market this extended and improved four double bedroom house built by Bryant Homes to their "Malden" design. The current owners have significantly increased the size of the property with the additions and conversions they have added and now offers spacious accommodation over three floors. The property is positioned at the end of a cul de sac within a sought after area of Maidenbower close to the motorway and Three Bridges train station providing excellent commuter links to London and Brighton.

# Albion Close, Maidenbower, West Sussex RH10 7WJ

## Hallway

Part glazed front door, radiator, under stairs cupboard, stairs to the first floor, radiator, Karndeane wood effect flooring, doors to:

## Downstairs Cloakroom



White suite comprising a W.C, hand basin with a mixer tap and tiled floor, obscure double glazed window.

## Lounge

19'3 into bay x 12'0 (5.87m into bay x 3.66m)



Double glazed bay window to the front aspect, double glazed french doors to the garden with windows to either side, two radiators, open fire with feature mantel surround, wall lights, coving.

## Dining Room

12'4 x 9'9 widening to: 11'5 (3.76m x 2.97m widening to: 3.48m)



Double glazed sash window to the front aspect, radiator, Karndeane wood effect flooring, double glazed bi-fold doors to the side courtyard garden.

## Kitchen/Breakfast Room

18'3 x 14'4 (5.56m x 4.37m)

Range of base and eye level country style units with granite work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, central Island unit with storage and breakfast bar, range cooker, space for a fridge/freezer, radiator, electric heater, large storage cupboard, two double glazed windows to the rear aspect, stable door to the garden, Karndeane tile effect flooring, lantern ceiling light, recessed lights, coving, bay window and door to the courtyard garden.

## Study

13'0 into bay x 10'0 (3.96m into bay x 3.05m)



Double glazed bay window to the rear aspect, radiator, coving, fitted shelving.

## Landing

Double glazed sash window to the front aspect, radiator, airing cupboard with a megaflo system, stairs to the second floor, doors to:

## Bedroom One

13'6 x 10'9 (4.11m x 3.28m)



Two double glazed windows to the rear aspect, built in wardrobe, radiator, door to:

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## En-Suite Shower Room



Refitted white suite comprising a free standing bath with a central mixer tap and hand held shower attachment, circular stone hand basin set on a unit with tiled splashbacks, W.C, tiled floor, obscure double glazed window, heated towel rail, shaver point.

## Second Floor Landing



Four velux windows, recessed lights doors to:

## Bedroom Four

15'8 x 10'6 with restricted headroom (4.78m x 3.20m with restricted headroom)



Double glazed window to the rear aspect, two velux windows, radiator, eaves storage cupboards.

## Bedroom Two

17'8 x 10'0 (5.38m x 3.05m)



Double glazed sash window to the front aspect, two double glazed windows to the rear aspect, two radiators.

## Bedroom Three

13'5 x 12'0 (4.09m x 3.66m)

Double glazed sash window to the front aspect, radiator.

## Family Bathroom



White suite comprising a panel enclosed bath with a mixer tap and shower attachment, shower cubicle with a fixed "rain" head and a hand held head, pedestal hand basin with a mixer tap, W.C. with a concealed cistern, part tiled walls, tiled floor, obscure double glazed window.

## Shower Room



White suite comprising a a walk in shower cubicle with a fixed "rain" head and a hand held head, pedestal hand basin with a mixer tap, W.C, tiled floor, heated towel rail, heated towel rail,

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part tiled walls, obscure double glazed window to the rear aspect, utility cupboard with space and plumbing for a washing machine and tumble dryer.

### To The Front

Driveway with parking for four cars leading to the garage, steps and path to the front door, garden area to the side, path to the side leading to the rear access gate and personal door to the garage.

### Detached Double Garage

With an electric roll over door, power and light, eaves storage, personal door to the side.

### Rear Garden



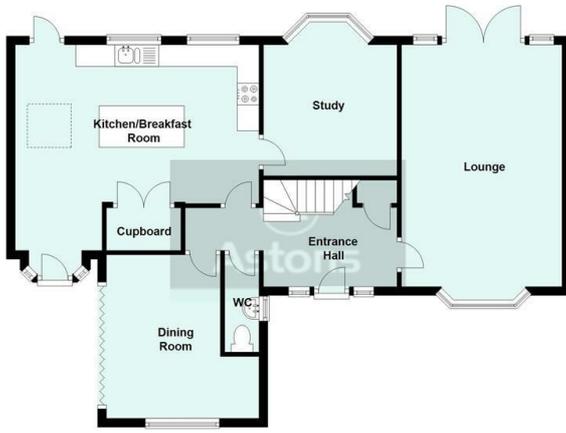
Patio terrace adjacent to the house leading to a lawned area with plant and shrub borders, large summerhouse with power and light, fence enclosed, further side courtyard style garden which is paved with a gate leading to the front.

### 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.



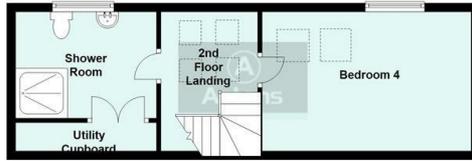
Ground Floor



First Floor

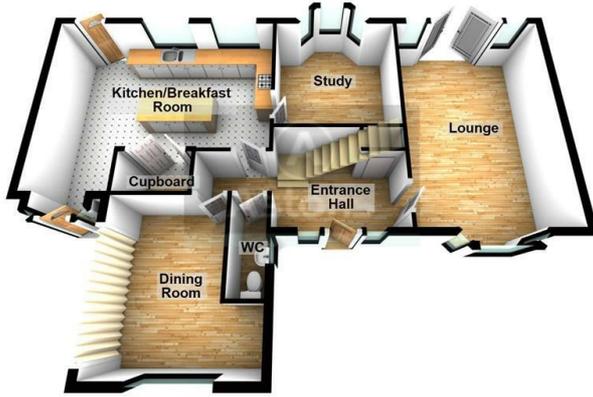


Second Floor



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

Ground Floor



First Floor



Second Floor



Floor Shapes and Sizes are not exact and merely an indication of layout  
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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	