

Benjamin Road
Maidenbower, Sussex RH10 7QY

£485,000

Astons are delighted to market this spacious and well presented three double bedroom house situated on a corner plot within the ever popular residential area of Maidenbower, located just walking distance away from amenities, schools, transport links and Three Bridges mainline train station. Inside this property features a bright and airy dual aspect living room, a fitted kitchen/dining room, a conservatory, a fitted bathroom and three excellent size double bedrooms with the master boasting a fitted en-suite, to the rear is a private enclosed garden with dual side gate access, to the front of this house is a driveway with two additional allocated parking spaces and a garage which offers internal access from the property. Viewings for this fantastic family home come highly recommended. EPC Rating C (71).



Entrance Hall

Front door, wood effect laminate flooring, coving, stairs to first floor landing, access to under-stairs storage cupboard, radiator, doors to:



Downstairs Cloakroom

White suite comprising of w/c, wash hand basin, radiator, coving, part tiled walls, tiled floor, obscure double glazed window to front aspect.



Living Room

Dual aspect double glazed windows to front and side aspect, wood effect laminate flooring, coving, radiator.



Kitchen/Dining Room

Fitted with a range of units at base and eye level space, power and plumbing for washing machine, tumble dryer and fridge-freezer, integrated cooker with electric hob and extractor fan, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, tiled floor, double glazed window to rear aspect, double glazed patio door to conservatory, dining room area featuring wall radiator, wood effect laminate flooring, coving, double glazed french doors to rear garden.



Conservatory

Upvc construction, with double glazed french doors to rear garden, obscure double glazed door offering internal access to garage.



Landing

Access to loft space, coving, doors to:

Bedroom One

Double glazed window to front aspect, radiator, coving, fitted wardrobe, door to:



En-Suite

Three piece suite comprising of w/c, wash hand basin with mixer-tap, walk in shower cubicle with shower unit, heated towel rail, part tiled walls, extractor fan, obscure double glazed window to front aspect, vinyl flooring.





Bedroom Two

Double glazed window to rear aspect, radiator, coving, access to in-built cupboard.



Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap and shower, heated towel rail, coving, extractor fan, obscure double glazed window to front aspect, part tiled walls,



To The Front

Large corner plot featuring a driveway and garage with two additional allocated parking spaces, lawn front garden, hedges and plants to borders.



Bedroom Three

Double glazed window to rear aspect, coving, radiator, fitted wardrobe.



To The Rear

Patio area adjacent to property, lawn garden with patio seating area towards the far corner, dual side access, fence enclosed.



Garage

Up and over door, power and light, obscure double glazed door offering internal access to property.

Disclaimer

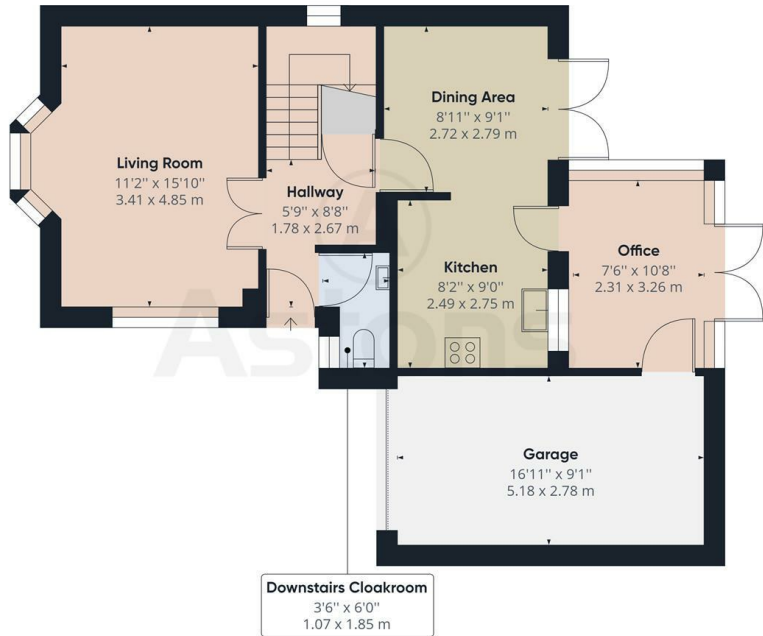
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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 £150 per transaction

- Open Convey panel £150 per transaction



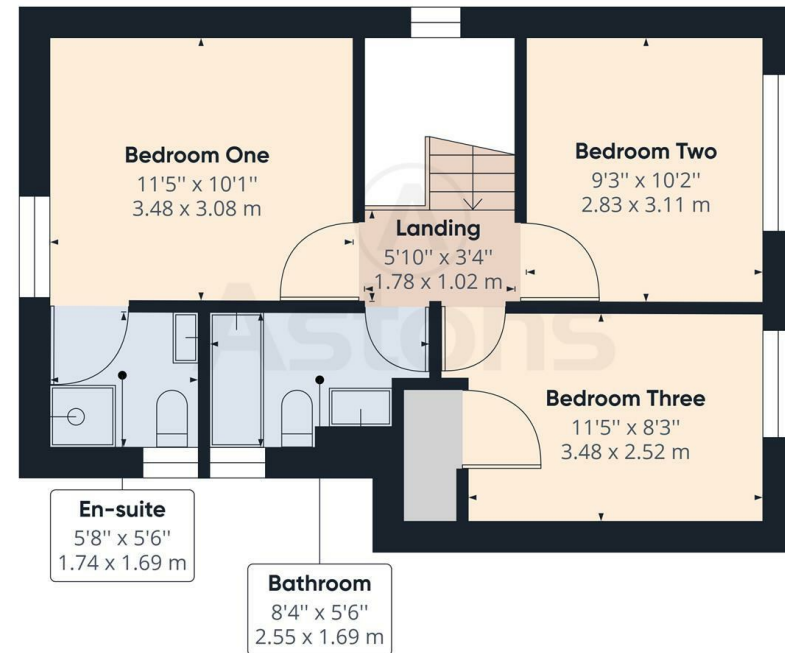
Ground Floor

Approximate total area⁽¹⁾
713.05 ft²
66.24 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
411.75 ft²
38.25 m²

(1) Excluding balconies and terraces

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