



Ritchie Close  
Maidenbower, West Sussex RH10 7NA

**£485,950**

## Ritchie Close, Maidenbower, West Sussex RH10 7NA

Astons are delighted to offer to the market this four bedroom detached house, which is situated at the end of a cul de sac of similar properties, within the sought after Maidenbower area of Crawley. The property was built by Bovis Homes to their Mayfield design and benefits from the addition of a conservatory to the rear, which overlooks the westerly facing rear garden, replacement upvc double glazed windows and replacement "Vailant" gas fired boiler. The house has a refitted en-suite shower room to the main bedroom, a downstairs cloakroom an attractive and secluded rear garden and a garage and driveway to the front.

### Hallway

Double glazed obscured front door, tiled floor, doors to:

### Downstairs Cloakroom

White suite comprising a W.C, pedestal hand basin with tiled splash backs, tiled floor, extractor fan.

### Lounge

16'7 x 10'5 (5.05m x 3.18m)

Double glazed window to the front aspect, radiator, stairs to the first floor, under stairs cupboard, feature living flame gas fire with mantel surround, wall lights, coving, archway to:

### Dining Room

10'4 x 9'8 (3.15m x 2.95m)

Double glazed patio doors to the conservatory, radiator, wall lights, coving, door to:

### Kitchen

11'0 x 9'9 (3.35m x 2.97m)

Range of refitted wood panel fronted units with granite work surfaces over and tiled splash backs, under unit lighting, inset stainless steel one and a half bowl stainless steel sink with a mixer tap and drainer, space for a range style cooker with a stainless steel extractor hood above, space for a fridge/freezer and washing machine, integrated dishwasher, tiled floor, double glazed window to the rear aspect and a double glazed door to the garden, gas fired boiler.

### Conservatory

9'10 x 8'8 (3.00m x 2.64m)

Brick walled base with upvc frames over, double glazed windows to three sides, tiled floor, double glazed french doors to the garden.

### Landing

Radiator, access to the loft space, airing cupboard, doors to:

### Bedroom One

14'4 x 8'9 (4.37m x 2.67m)

Double glazed window to the front aspect, radiator, built in wardrobe, door to:

### En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with a mixer power shower unit, hand basin with a mixer tap and vanity unit below, W.C, with a concealed cistern, tiled walls, obscure double glazed window, extractor fan, heated towel rail.

### Bedroom Two

10'7 x 10'0 (3.23m x 3.05m)

Double glazed window to the rear aspect, radiator, built in wardrobe.

### Bedroom Three

9'10 x 8'6 (3.00m x 2.59m)

Double glazed window to the rear aspect, radiator, built in wardrobe.

### Bedroom Four

8'3 x 7'0 (2.51m x 2.13m)

Double glazed window to the front aspect, radiator, laminate flooring.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, W.C, part tiled walls, radiator, obscure double glazed window, extractor fan.

### To The Front

Driveway with parking for two cars plus an additional visitors bay which is shared between the end five houses. There is a garden area to the side with mature shrubs.

### Garage

16'4 x 7'5 (4.98m x 2.26m)

With an up and over door, power and light.

### Rear Garden

The garden is an attractive feature of the

property and has a westerly aspect looking towards Tilgate Park. To the rear of the house there is a paved patio area with side access gate which leads to a lawned area with mature plant and shrub borders. To the rear of the garden there are a few steps down to a stone paved seating area with pagoda over. To the side there is a further garden area, lean to 6' x 4' lean to greenhouse and a storage shed.

### 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.

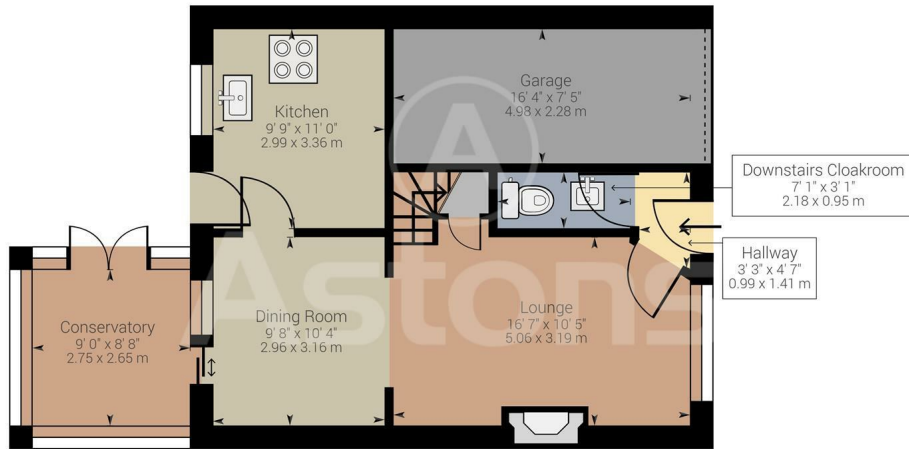
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Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate  
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

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.

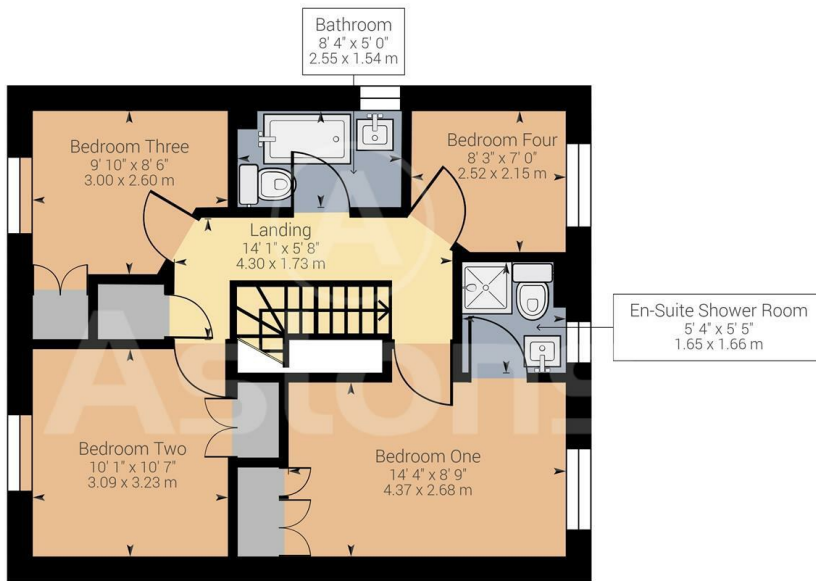
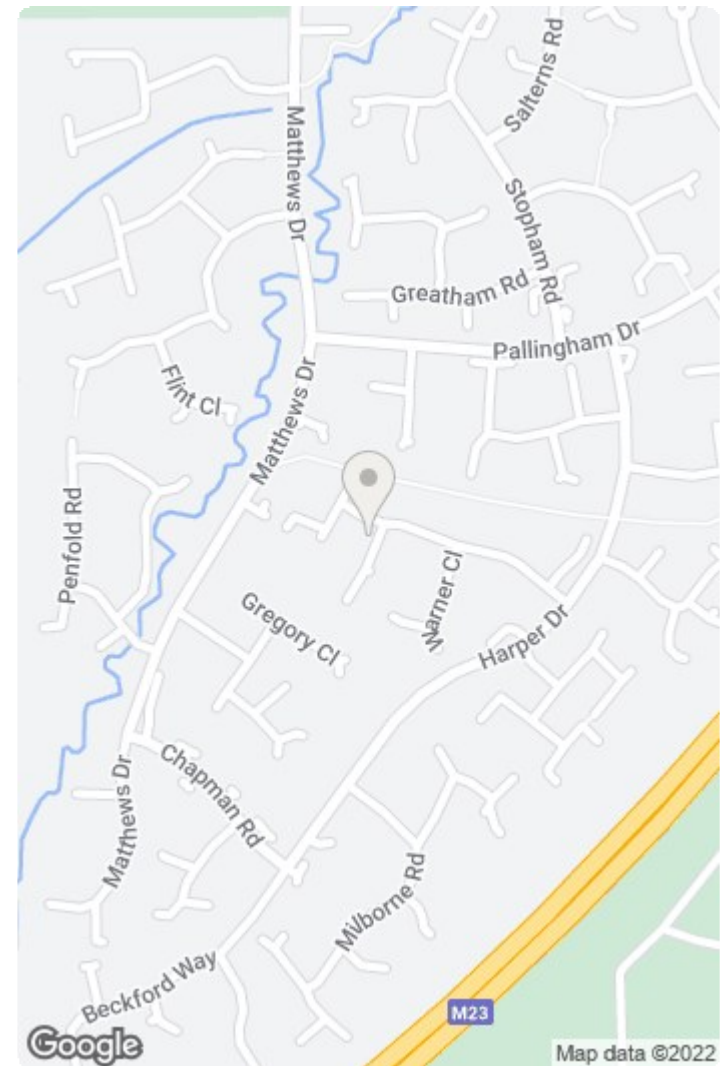




Approximate net internal area: 549.18 ft<sup>2</sup> (671.65 ft<sup>2</sup>) / 51.02 m<sup>2</sup> (62.40 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Approximate net internal area: 547.08 ft<sup>2</sup> / 50.83 m<sup>2</sup>  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
A (92-101)			A (92-101)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (45-54)			E (45-54)		
F (35-44)			F (35-44)		
G (1-34)			G (1-34)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

