



Graveney Road
Maidenbower, West Sussex RH10 7UQ

Offers In Excess Of £350,000

A well presented and extended two double bedroom house, situated in a cul de sac, within the popular Maidenbower area of Crawley. The property is located within three quarters of a mile from Three Bridges mainline train station and is close to bus routes, local shops and well regarded schools for all ages. The property has been extended, which provides an additional sitting room/office, and further benefits from a downstairs cloakroom, kitchen/dining room, two double bedrooms, replacement double glazed windows, and gas fired heating. Outside the property has an enclosed garden with rear access and parking for two cars to the front and side of the property.



Hallway

Part double glazed front door, radiator, wood effect laminate flooring, doors to:

Downstairs Cloakroom

White suite with a wc, hand basin with a mixer tap, tiled splash backs and units below, heated towel rail, wood effect laminate flooring, obscured double glazed window.

Lounge

Double glazed window to the front, radiator, under stairs cupboard, feature fireplace, (not operational), wood effect laminate flooring, door to:

Kitchen/Dining Room

Range of base and eye level panel fronted units with work surfaces over, under unit lighting and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in double oven with hob above and extractor hood above, integrated fridge/freezer, slimline dishwasher, space for a washing machine, unit housing a gas fired boiler, wood effect laminate flooring, radiator, french casement doors to:

Sitting Room/Office

Double glazed window to the rear, double glazed door to the garden, wood effect laminate flooring, radiator.

Landing

Access to the loft space via a pull down ladder, doors to:

Bedroom One

Two double glazed windows to the front, radiator, built in wardrobes, airing cupboard.



Bedroom Two

Double glazed window to the rear, radiator, coving, fitted wardrobes to one wall.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and Aqualisa mixer shower unit over and glass screen, hand basin with a mixer tap and unit below, wc, tiled walls

and floor, heated towel rail, obscured double glazed window, extractor fan.



To The Front

Path to the front door with a lawned area to the side.

Parking

There is a space to the front and further space to the side of the property.

Rear Garden

Comprises a paved patio area adjacent to the house leading to a stone chipped area, wooden shed, rear access gate.





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

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.



Ground Floor

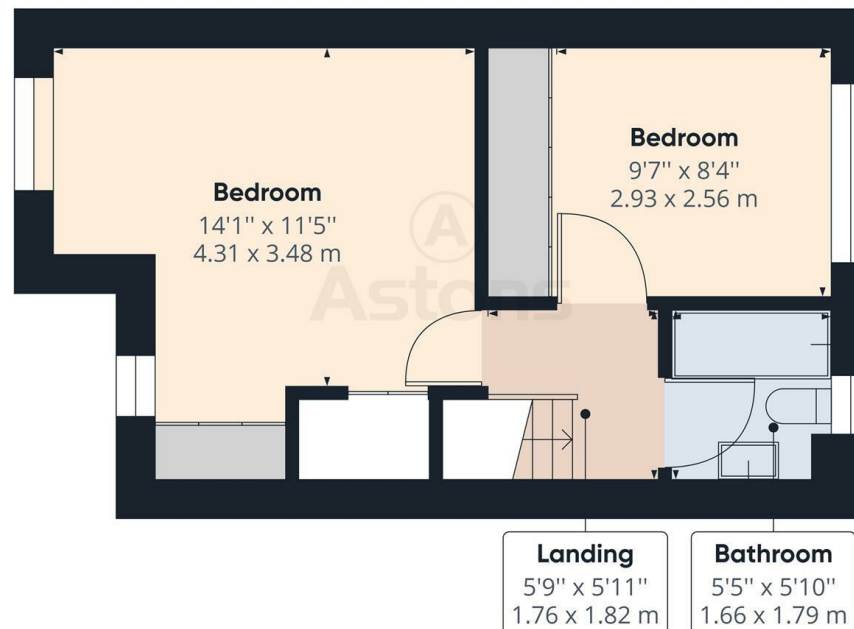


Approximate total area⁽¹⁾
445.80 ft²
41.42 m²

(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.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
322.76 ft²
29.99 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

