



ASTONS



Marshall Road  
Maidenbower, RH10 7UL

Offers In Excess Of £475,000

Nestled in a quiet spur off Marshall Road in the desirable area of Maidenbower, this beautifully presented link-detached house on Marshall Road offers a perfect blend of comfort and convenience. The property boasts a well-designed layout that is ideal for families or those seeking extra space.

The current owners have refitted the kitchen to a high standard which now benefits from integrated appliances and plenty of storage. The property further benefits from neutral and contemporary decor throughout, a spacious living/dining room, a downstairs cloakroom and three bedrooms.

Outside the house has a well maintained south facing garden to the rear and to the front there is a driveway which leads to the garage and path to the front door.

In summary, this delightful link-detached house on Marshall Road presents a wonderful opportunity to secure a comfortable and spacious home in Maidenbower. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.



### Hallway

Replacement upvc front door, coving, radiator, stairs to the first floor, wood effect LVT flooring, doors to:

### Downstairs Cloakroom

White suite comprising a W.C, hand basin with tiled splashbacks, obscure double glazed window.

### Kitchen

Refitted range of panel fronted base and eye level units with wood effect work surfaces over and tiled splashbacks, stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in eye level stainless steel double oven with an induction hob over and extractor hood above, integrated fridge/freezer, dishwasher and washing machine, double glazed window to the front, wood effect LVT flooring, recessed down lighters.

### Living/Dining Room

Double glazed leaded light effect box bay window to the rear aspect with storage below, double glazed French doors to the garden, under stairs storage cupboard, wood effect LVT flooring, coving.

### Landing

Double glazed window to the side aspect, coving, airing cupboard, storage cupboard, access to the loft space, doors to:

### Bedroom One

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



### Bedroom Two

Double glazed window to the front aspect, fitted wardrobes with sliding doors, coving.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap, shower unit above and a glazed shower screen, hand basin with a mixer tap and unit below, W.C. with a concealed cistern, tiled walls, double glazed obscure window.



### Bedroom Three

Double glazed window to the front aspect, fitted cupboard, coving, radiator.





### To The Front

The front garden area is landscaped and comprises a curved paved area with feature shrubs, driveway to the side leading to the garage.

### Garage

With an up and over door, power and light, gas fired boiler, eaves storage space, personal door to the garden.

### Rear Garden

The garden enjoys a southerly aspect and comprises a decked seating terrace adjacent to the house, the rest of the garden is laid to lawn with fence enclosed borders, personal door to the garage.



### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Disclaimer

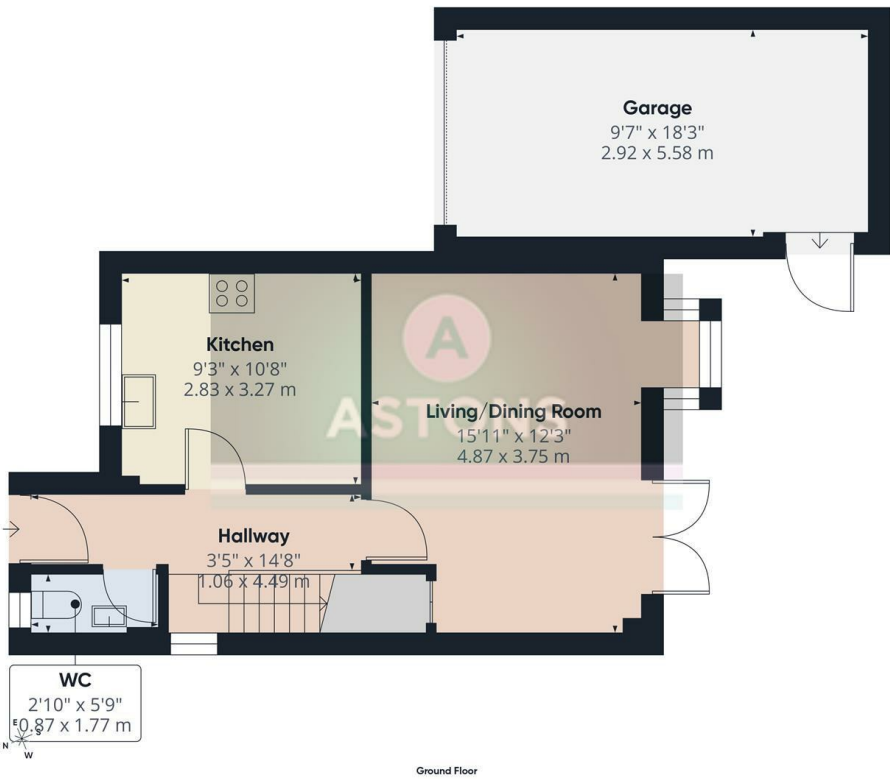
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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 £200 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

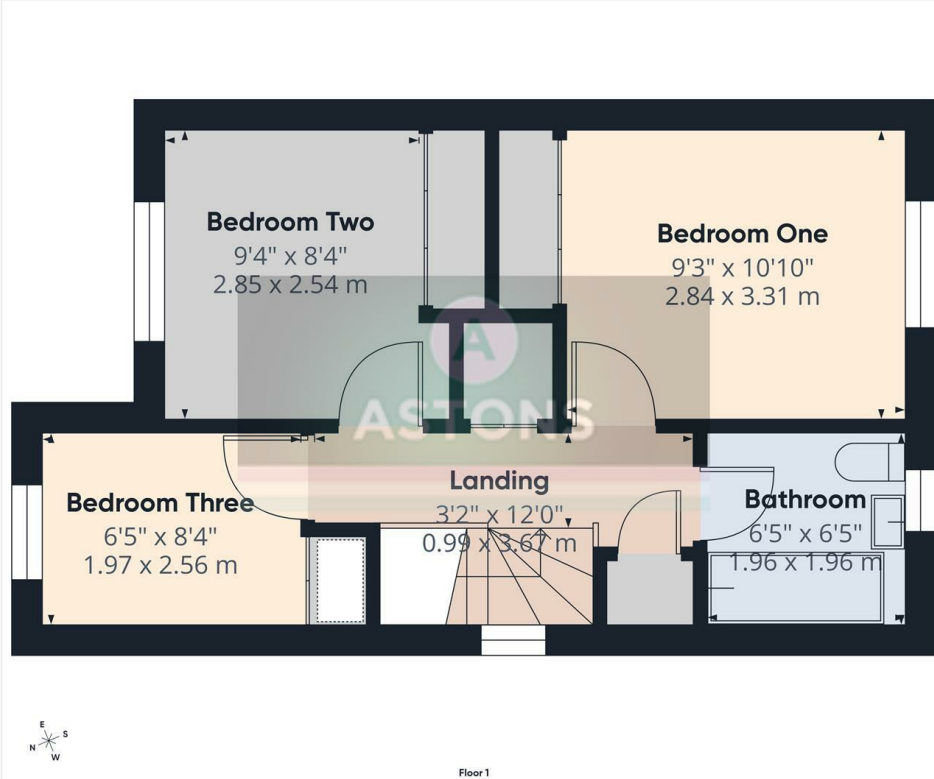


Approximate total area<sup>(1)</sup>  
576 ft<sup>2</sup>  
53.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



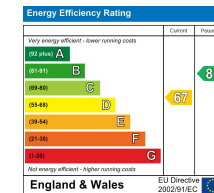
Approximate total area<sup>(1)</sup>  
358 ft<sup>2</sup>  
33.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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