



ASTONS



Boleyn Close
Maidenbower, RH10 7QJ

£425,000

Situated in the popular Maidenbower area this delightful, extended semi-detached house offers a perfect blend of comfort and convenience. With a stunning kitchen/dining/sitting room with patio doors to the garden, this property is ideal for families or those who enjoy hosting and entertaining.

The house further benefits from a downstairs cloakroom, en-suite shower room to the main bedroom and a family bathroom, both with digital Mira shower units.

Outside, the property has a driveway to the side which leads to the garage and an enclosed rear garden which enjoys a south easterly aspect. The location itself is a significant draw, with local amenities, well regarded schools for all ages, and parks within easy reach, making it an excellent choice for families and professionals alike.

With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community.



Hallway

Part double glazed front door, radiator, double glazed window to the side, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc and hand basin, part tiled walls, radiator, obscure double glazed window.

Lounge

Double glazed window to the front, radiator, coving, wood effect flooring, door to:

Kitchen/Dining/Sitting Room

Range of base and eye level units with work surfaces over and matching splashbacks, central island unit, one and a half bowl sink unit with a mixer tap and drainer, built in stainless steel oven with a gas hob over and a stainless steel extractor hood above, space for an American style fridge/freezer, further space for a tumble dryer, integrated washing machine, slimline dishwasher, microwave and drinks fridge, two vertical radiators, recessed down lighters, double glazed roof light window, double glazed patio doors to the garden.

Landing

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

Bedroom One

Double glazed window to the front, air conditioning unit, radiator, built in wardrobe, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a digital Mira shower unit with a fixed rainfall and separate hand held head, hand basin with a mixer tap and vanity unit below, wc, tiled walls, extractor fan, recessed down lighters, wood effect flooring.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer

tap and separate digital Mira shower unit with a fixed rainfall and a separate hand held head, hand basin with mixer tap and vanity unit below, wc, part tiled walls, extractor fan, recessed down lighters.

To The Front

Driveway to the side leading to the garage, step up to the front door with garden area to the side.

Garage

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

Rear Garden

With a paved patio area adjacent to the rear of the house, step up to a lawned area with fence enclosed borders.

Anti Money Laundering

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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.

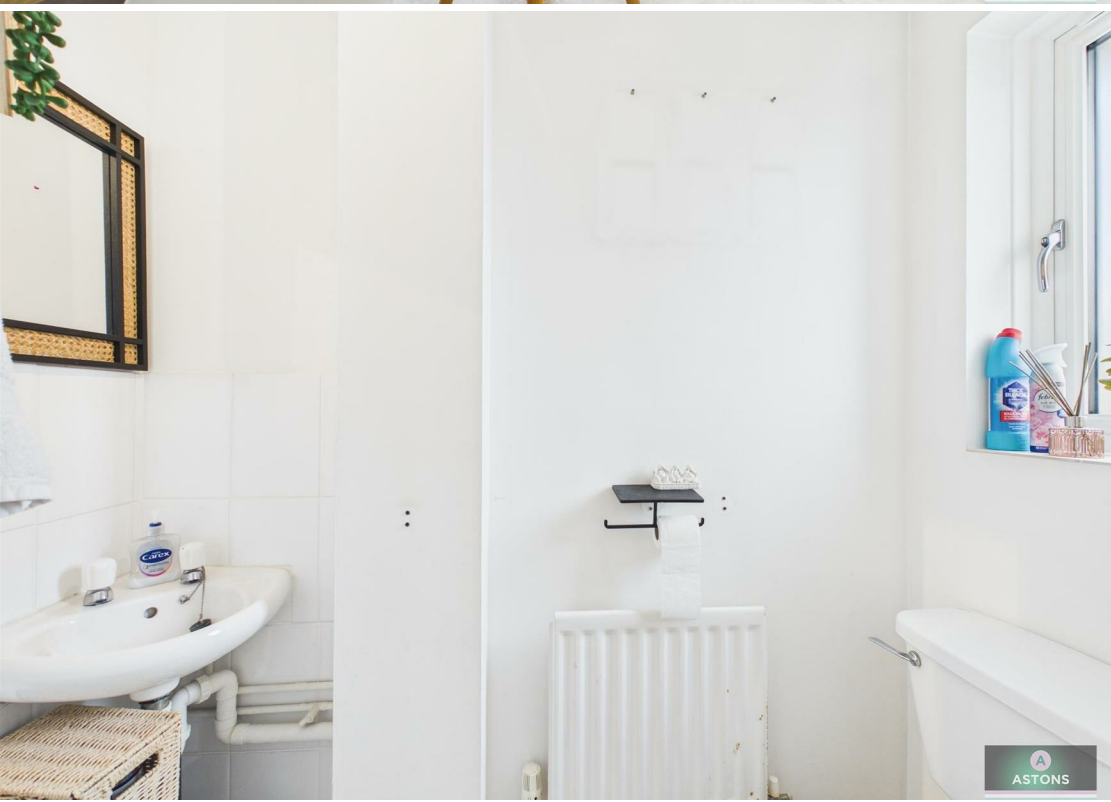
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

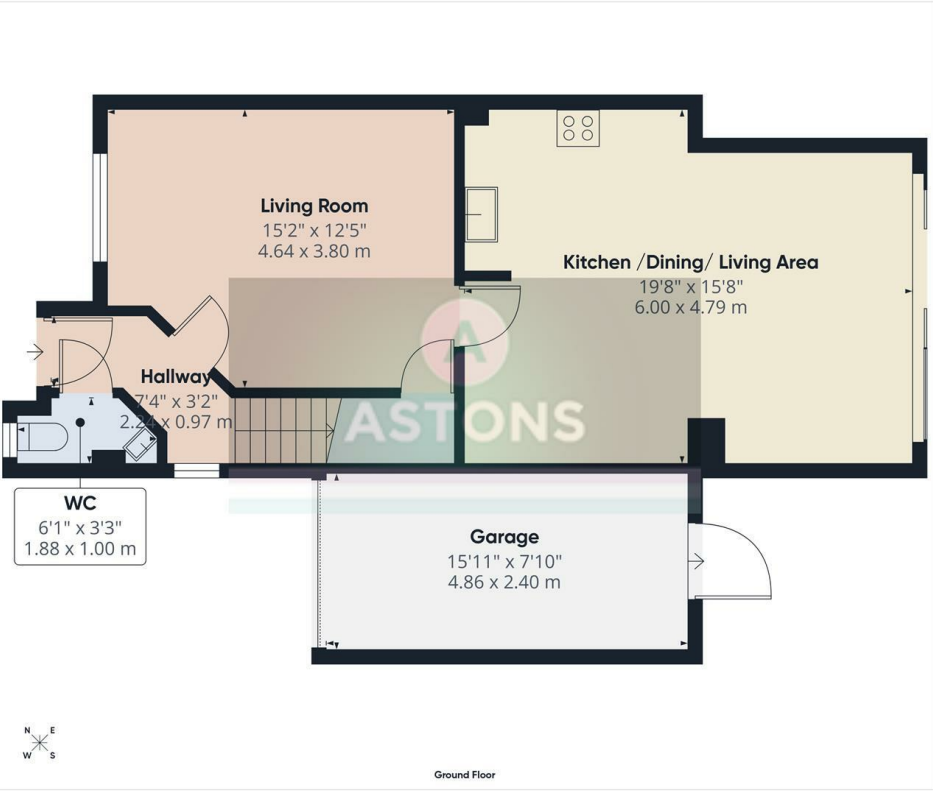
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.



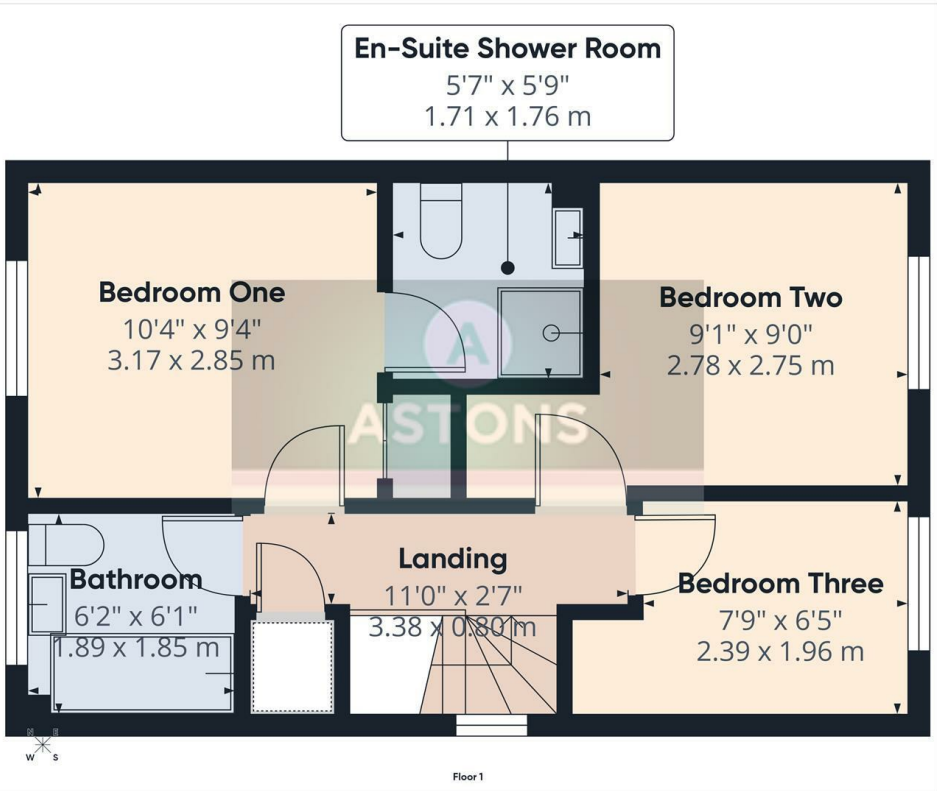


Approximate total area⁽¹⁾
675 ft²
62.8 m²

(1) Excluding balconies and terraces

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

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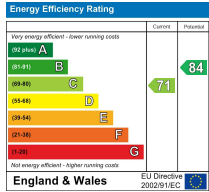
Approximate total area⁽¹⁾
363 ft²
33.8 m²

(1) Excluding balconies and terraces

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

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