



ASTONS



Goddard Close
Maidenbower, RH10 7HR

£410,000

Astons are pleased to offer this delightful three bedroom end-terrace house to the market. The property is well presented throughout with neutral decor and benefits from a superb refitted kitchen with integrated appliances. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house further benefits from upvc double glazed windows, a gas fired combi boiler and a downstairs toilet. Outside the property has a good sized and attractively landscaped rear garden with side access and to the front there is a driveway and two further allocated parking spaces opposite.

The property is situated at the end of a cul de sac within the popular Maidenbower area and is located close to Tilgate Park, local amenities, excellent transport links, and well regarded schools for all ages. This home is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are a first-time buyer or looking to settle down, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



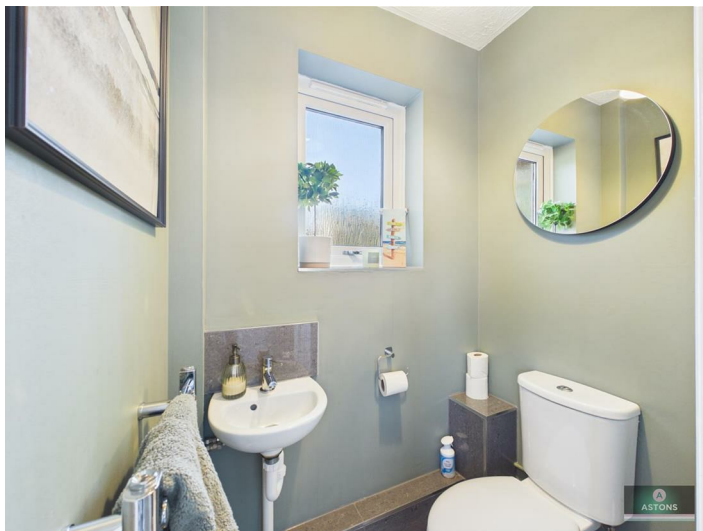
Hallway

Part double glazed front door, part wood panelled walls, double glazed window to the side, stairs to the first floor,



Downstairs Toilet

White suite wc and hand basin with tiled splashbacks, heated towel rail, obscured double glazed window, wood effect flooring.



Living Room

Double glazed window to the front, under stairs cupboard, wood effect floor, radiator, open through to:

Dining Room

Double glazed French doors to the garden, wood effect floor, radiator, doorway to:

Kitchen

Range of refitted base and eye level panel fronted units with work surfaces over and matching splashbacks, inset sink with a mixer tap and drainer, built in oven with a hob over and extractor fan above, integrated dishwasher and washing machine, space for a fridge/freezer, unit housing the gas fired combi boiler, wood effect herringbone flooring, double glazed windows to the rear and side, double glazed door to the garden.

Landing

Double glazed window to the side, part wood panelled walls, access to the loft space, cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator, part wood panelled walls.

Bedroom Two

Double glazed window to the rear, radiator.



Bedroom Three

Double glazed window to the front, radiator, cupboard.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment with fixed rainfall head, hand basin with a mixer tap and unit below, wc with a concealed cistern, tiled splashbacks, obscured double glazed window, extractor fan, recessed down lighters, heated towel rail.

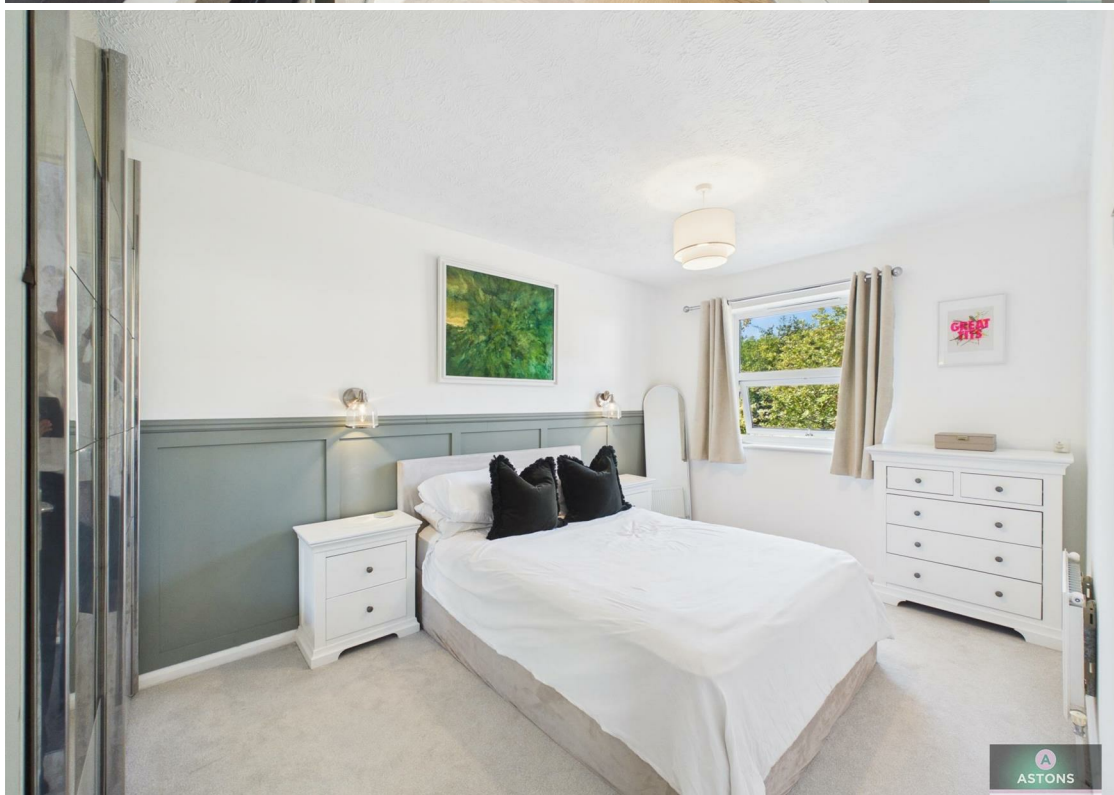
To The Front

Driveway to the side of the house with parking for one car. There are two further allocated parking spaces in the parking area opposite, gated access to the rear garden.

Rear Garden

Comprising a decked area adjacent to the house with shed to the side and access gate to the front, lawned area with feature wood framed borders, stone chipped seating area to the rear edged with wood, fence enclosed borders.





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

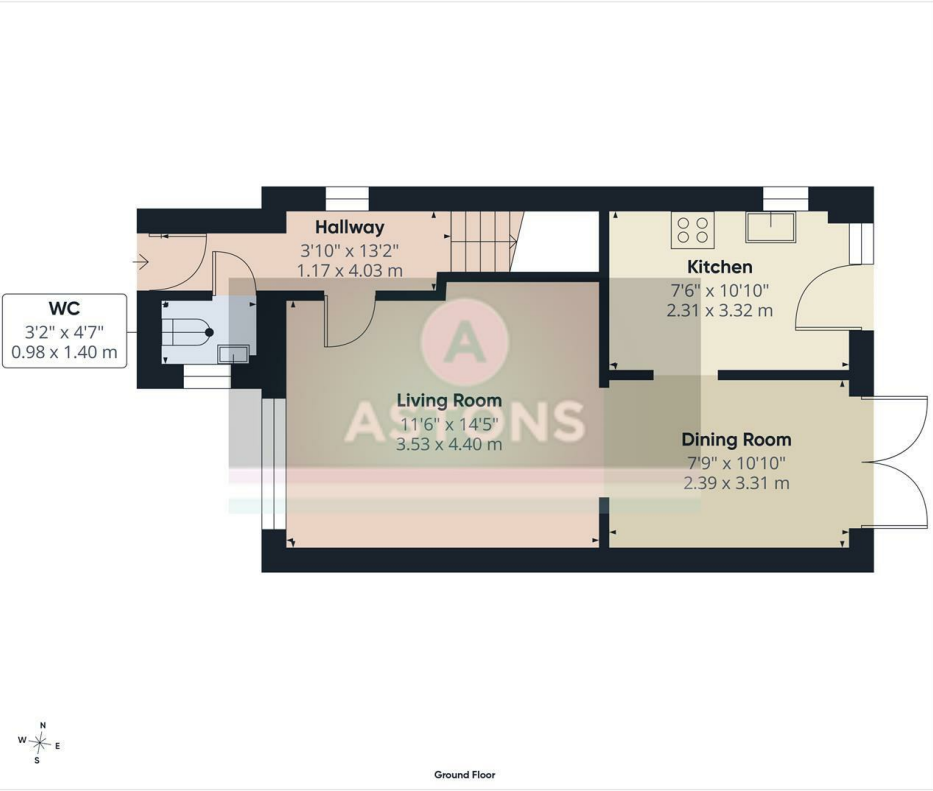
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

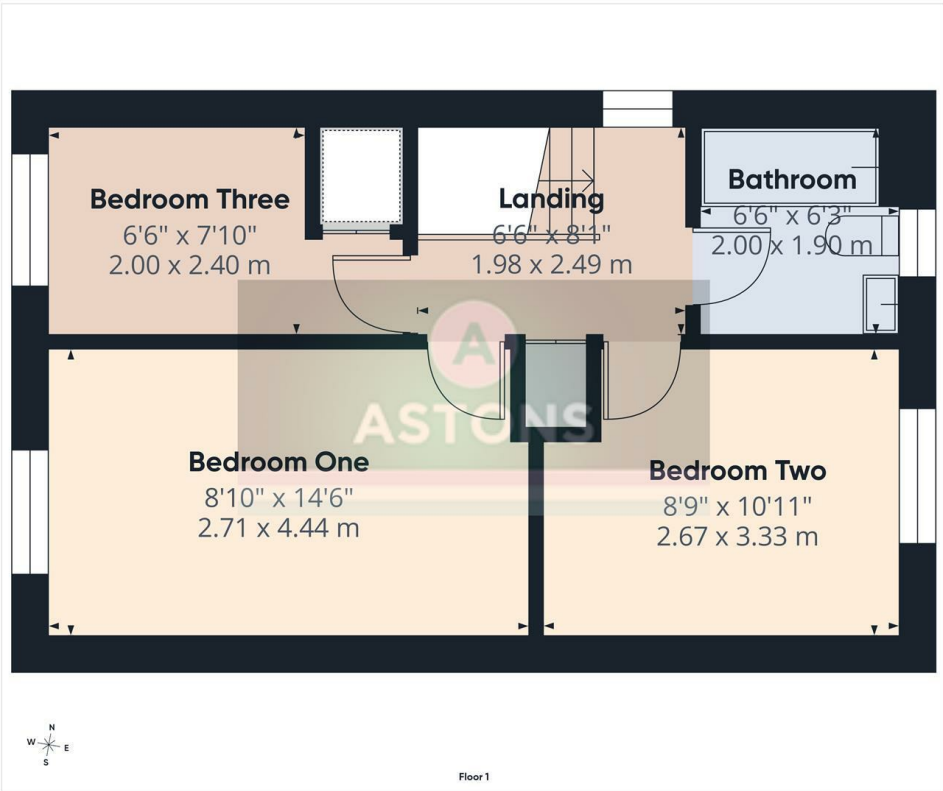


Approximate total area⁽¹⁾
427 ft²
39.7 m²

(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.

GIRAFFE360



Approximate total area⁽¹⁾
360 ft²
33.5 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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Energy Efficiency Rating		
	Current	Potential
Top energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Bottom energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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