



**Guide price £535,000**

**Maidenbower, RH10 7UL**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**3/4 Bedrooms**

**Cloakroom**

**Detached House**

**Vacant Possession**

**En-Suite to Master**

**Driveway**

**New Move Estate Agency**  
235 Three Bridges Road, Crawley, West Sussex, United Kingdom, RH10 1LS  
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Website: [www.newmove.co.uk](http://www.newmove.co.uk)



New Move are delighted to market this substantial 3/4 bedroom family home in a central location of Maidenbower. The property offers open plan living space with a separate lounge and a downstairs study/family room/fourth bedroom. Other benefits include an en-suite shower room to the master bedroom, off-road parking and downstairs cloakroom.

Maidenbower is an established and sought after area of Crawley, the location is ideal for access to the M23/M25 motorway network, Three Bridges Railway Station offering direct trains to London and the South Coast and a good local bus service with links to the town centre and Gatwick Airport. Maidenbower has its own shopping parade featuring a Co-op convenience store, takeaway food shops along with a doctors surgery, dental practice. There are two local pubs in Maidenbower both boasting extensive menus along with a full range of other pubs and restaurants within the wider area. The local park in the centre of Maidenbower offers a childrens play ground, basketball court, tennis courts, sports field and open space along with a cafe and a members only social club. Maidenbower also has 4 schools ranging from infant schools to a secondary/sixth form school along with local nursery facilities.

### **Front Door**

### **Entrance Hall**

Stairs to first floor, radiator, laminate flooring and doors to cloakroom, lounge and dining room.

### **Cloakroom**

Wash basin, WC, radiator and double glazed window.

**Lounge** 12' 11" Max x 2' 1" Into Bay (3.93m x 0.63m)

Double glazed bay window to front, radiator and laminate flooring.

**Dining Room** 10' 9" x 8' 10" (3.27m x 2.69m)

Radiator, laminate flooring, open plan to conservatory, door to study/family room and open plan to kitchen.

**Conservatory** 11' 7" x 9' 6" (3.53m x 2.89m)

Laminate flooring, radiator and double glazed double doors to garden.

**Study / Family Room / Bedroom 4** 12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to front, radiator laminate flooring and door to storage room.

**Storage Room** 8' 5" x 4' 6" (2.56m x 1.37m)

Laminate floor, door to garden.

**Kitchen** 8' 9" x 8' 6" (2.66m x 2.59m)

Range of wall & base units with work surface over, sink unit, inset gas hob with cooker hood and fitted electric oven, integrated fridge/freezer, integrated dishwasher, double glazed window to rear, laminate flooring and archway to utility room.

**Utility Room** 5' 6" x 5' 3" (1.68m x 1.60m)

Base unit, sink, space and plumbing for washing machine, side access door and laminate flooring.

### **First Floor Landing**

Double glazed window to side, airing cupboard, and radiator.

**Master Bedroom** 10' 10" x 9' 1" Wardrobe (3.30m x 2.77m)

Built in and fitted wardrobes, double glazed window to front, radiator and door to en-suite.

### **En-Suite Shower Room**

White suite comprising shower cubicle, wash basin, WC, double glazed window to side and part tiled walls.

**Bedroom 2** 9' 8" x 8' 0" (2.94m x 2.44m)

Double glazed window to rear and radiator.

### **Bedroom 3**

Double glazed window to rear and radiator.

### **Family Bathroom**

White suite comprising bath with mixer tap and power shower over, wash basin, WC, double glazed window to side and part tiled walls.

### **Front Garden**

Area of lawn and driveway for off road parking.

### **Rear Garden**

Enclosed by fencing, mainly laid to lawn, patio area, water tap, timber shed and side access gate.

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## Material Information

**Property Type** *Detached House*

**Property Construction** *Brick*

### Number of rooms

Lounge, Dining Room, Conservatory, Converted Garage(bedroom), Kitchen, Utility Room, 3 Bedrooms, En-suite, Family Bathroom

**Electricity Supply** *Mains*

**Water Supply** *Mains*

**Heating** *Gas*

### Broadband

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=rh107ul&uprn=100061784374>

### Mobile

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=rh107ul&uprn=100061784374>

**Parking** *Driveway*

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