



**Connells**

Benjamin Road  
Maidenbower Crawley



# Benjamin Road Maidenbower Crawley RH10 7QY

for sale guide price  
**£415,000**



## Property Description

**\*\*NO ONWARD CHAIN\*\***

Connells are delighted to bring to the market this SPACIOUS and well-presented three double bedroom house situated within the ever popular residential area of Maidenbower, located just walking distance away from amenities including CoOp, Boots Chemist, schools which are Ofsted rated good to outstanding, Maidenbower Park, bus stop with 24 hour service to Gatwick Airport and Three Bridges mainline train station.

Inside, the property features a bright and airy living room, fitted kitchen/dining room, conservatory, fitted bathroom and three excellent size double bedrooms with the master boasting a fitted en-suite, to the rear is a private enclosed garden with side gate access, to the front of this house is a driveway with two allocated parking spaces and a garage which offers access from the garden.

Viewings for this family home come highly recommended.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will

be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Radiator and laminate

## Cloakroom

Frosted double glazed window to front, two piece suite comprising of wash hand basin and low level flush w/c. Radiator and laminate flooring.

## Lounge

15' 9" max x 16' 2" max ( 4.80m max x 4.93m max )

Double glazed sliding doors to conservatory, double glazed window to rear, under stairs storage cupboard, radiator and laminate flooring.

## Kitchen

8' 3" max x 9' 2" max ( 2.51m max x 2.79m max )

Double glazed window to front, wall and base units with worktops over and tiled splashbacks, electric oven with gas hob and extractor hood, one and a half bowl stainless steel single drainer sink unit, space for washing machine, dishwasher, fridge freezer. Radiator and laminate flooring,

## Conservatory

9' 9" max x 8' 9" max ( 2.97m max x 2.67m max )

Laminate flooring

## Landing

Loft access, airing cupboard and carpet as laid

## Bedroom One

9' 6" max x 9' 3" max ( 2.90m max x 2.82m max )

Double glazed window to front, built in wardrobe, radiator and carpet as laid.

## En Suite

Three piece suite comprising of shower cubicle, wash hand basin and low level flush w/c. Radiator and laminate flooring.

## Bedroom Two

9' 4" max x 7' 7" max ( 2.84m max x 2.31m max )

Double glazed window to rear, built in cupboard, radiator and carpet as laid.

## Bedroom Three

9' 2" max x 6' 8" max ( 2.79m max x 2.03m max )

Double glazed window to rear, radiator and carpet as laid.

## Bathroom

Frosted double glazed window to rear, three piece suite comprising of bath with shower over, vanity unit wash hand basin and low level flush w/c. Laminate flooring.

## External

## Front Garden

## Rear Garden

## Driveway

## Garage

## Crawley



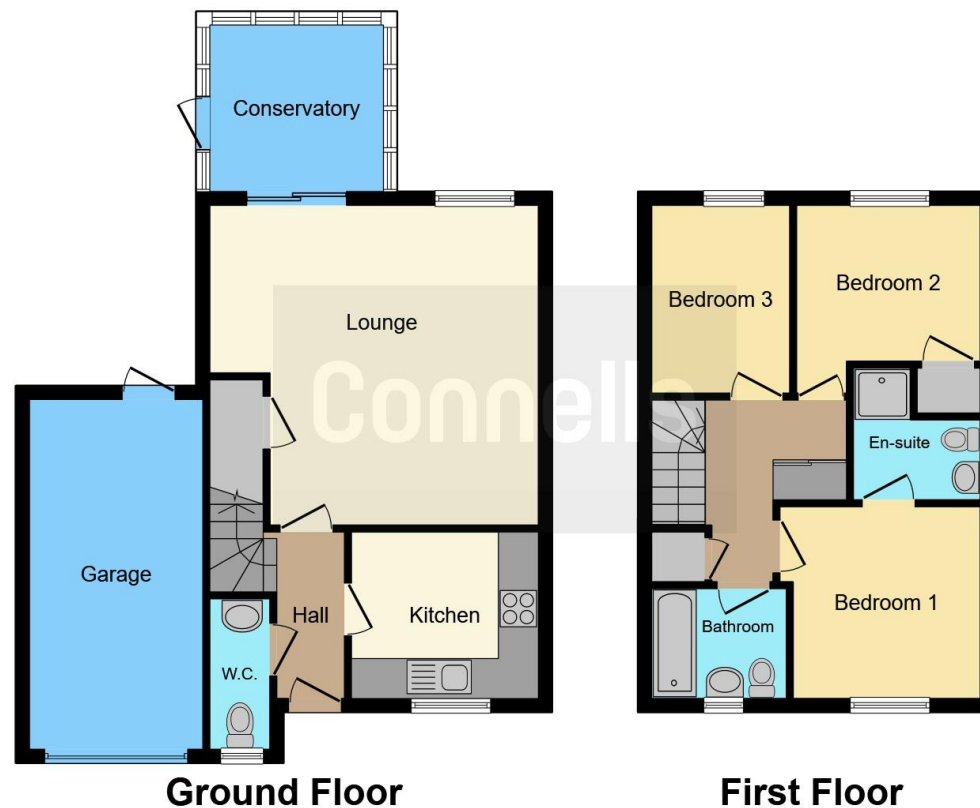












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01293 515 444**  
**E [crawley@connells.co.uk](mailto:crawley@connells.co.uk)**

57 High Street  
 CRAWLEY RH10 1BQ

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY409528](http://connells.co.uk/Property/CWY409528)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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