



Sinclair Close, Fenchurch Road, Maidenbower

In Excess of £475,000

FREEHOLD



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Sinclair Close, Fenchurch Road, Maidenbower

- Three well-proportioned bedrooms
- Semi-detached family home
- Converted garage and driveway for two vehicles
- En-suite to master and downstairs cloakroom
- Sizable landscaped rear garden
- Walking distance to excellent local schools and Three Bridges station
- Underfloor heating throughout downstairs and a newly installed boiler
- Council Tax Band 'D' and EPC 'D'

An immaculately well-presented three bedroom semi-detached family home which has been remodelled and redecorated by the current owners to a high standard. The property is located in the popular residential area of Maidenbower and is conveniently close to Crawley Town centre, Three Bridges mainline railway station, excellent local schools and popular amenities.

Upon entering the property, you are greeted with a spacious porch, with doors to the storeroom and open plan living area. The storeroom is part of the converted garage with fitted storage for shoes and coats with a window to front. This is a versatile space which could be converted to a study or playroom. The open plan living accommodation is a lovely bright and open space with triple aspect windows and underfloor heating. There is space for a 6+ person dining table, multiple large family sofas and any freestanding furniture you may wish.





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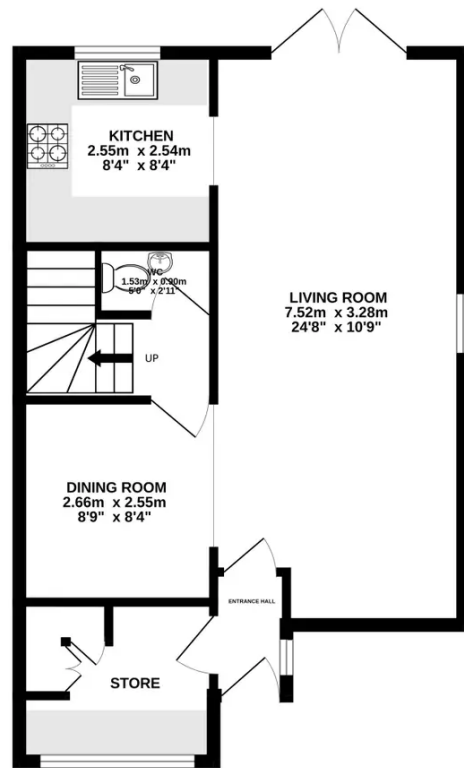
It gives access to the kitchen which has recently been refitted and comprises of a range of contemporary wall and base units with roll top work surfaces. There is also integrated washing machine, dish washer and enclosed boiler which was refitted under 12 months ago. The downstairs cloakroom is situated off the hall with stairs ascending to the first floor.

Heading upstairs, you are greeted by a spacious landing, giving access to all 3 bedrooms, family bathroom and loft. Bedroom 1 is towards the rear of the property and bedroom 2 at the front and both are very good sized rooms. They can house king size beds and freestanding furniture with bedroom 1 benefitting from fitted wardrobes and an en-suite which has a power shower, low level WC and wash basin. Bedroom 3 is also at the front with space for a single bed and furniture, or perfect for a home office. The family bathroom is fully tiled, comprising of a full-length panelled bath with shower unit over, low level WC, wash hand basin and opaque window to rear.

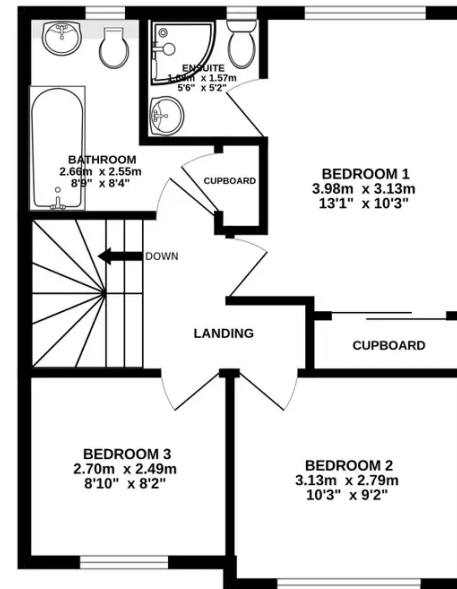
Patio doors lead out to the rear generously sized garden which has been landscaped comprising of an area laid to grass and a patio. The garden is completed with a pond, a large shed and a side gate for convenient access. To front is a driveway which has been recently relaid to accommodate parking for two vehicles.



GROUND FLOOR
49.3 sq.m. (530 sq.ft.) approx.



1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 92.3 sq.m. (993 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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