



Lyon Close, Maidenbower

Guide Price £240,000 - £250,000

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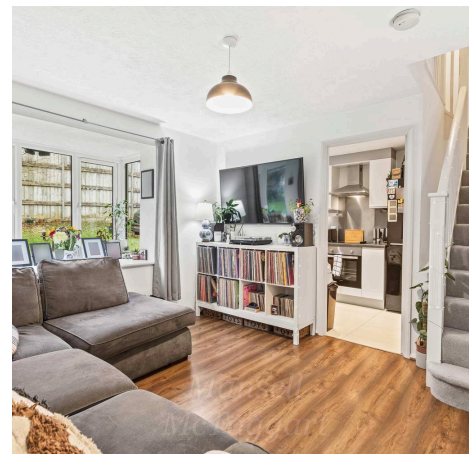
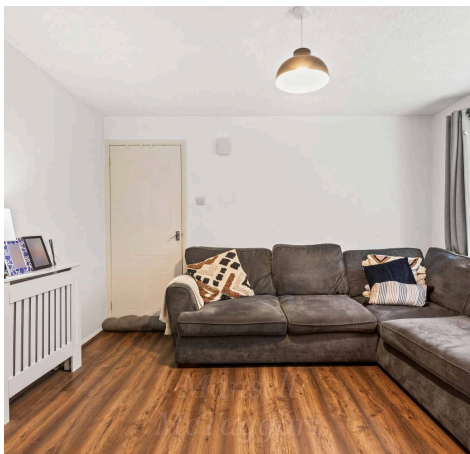
Lyon Close, Maidenbower

- Popular Maidenbower location
- Ideal for first time buyers or as a buy to let investment
- Freehold end of terraced house
- One double bedroom with built in wardrobes
- Modern kitchen and bathroom
- Private rear garden
- Privately owned parking space to rear
- Council Tax Band 'B' and EPC 'D'

A very well presented one bedroom freehold house located in the ever popular Maidenbower, benefitting from a private parking space and private rear garden.

The house is positioned at the end of the close, and at the end of a terrace of similar properties with the front door located at the side of the house.

Upon entering, there is an enclosed porch with a fitted welcome matt and an internal door leading to the living room with a large bay window overlooking the rear garden to allow in plenty of natural light. This room is finished with wooded flooring and an archway leading to the kitchen.





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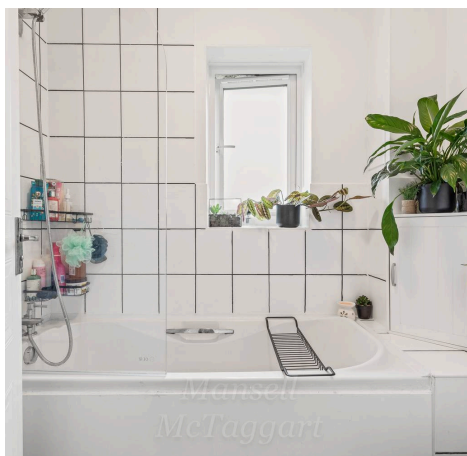
The modern kitchen makes excellent use of the space provided to accommodate wall and base units incorporating cupboards and drawers with work tops over. There is an integrated electric oven with ceramic hob and stainless steel extractor hood above, space and plumbing for a washing machine and fridge freezer. In addition, there is a large storage cupboard located under the stairs with window to rear and under counter lighting.

Stairs from the living room leads to the first floor landing giving access to the bedroom, bathroom and the loft.

The bedroom is of a good size and benefits from triple fitted wardrobes with sliding doors offering plenty of storage with window to rear.

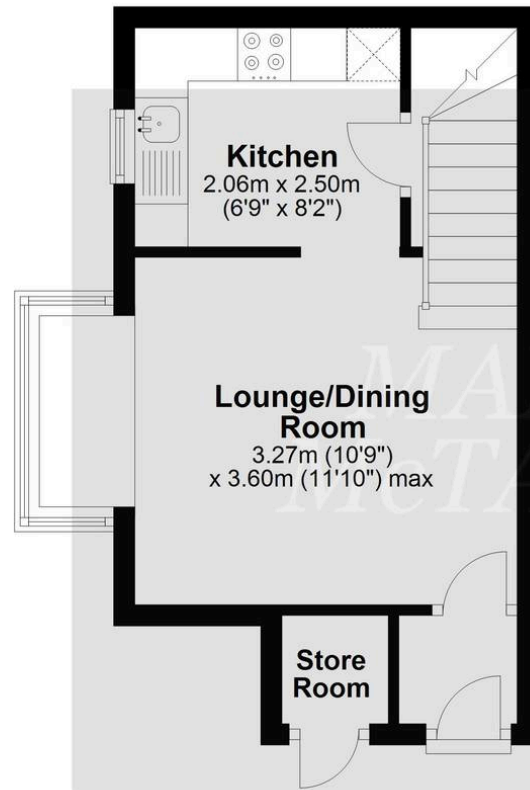
The family bathroom is fitted in a white suite comprising a panel enclosed bath with shower attachment over, low level W.C, pedestal wash hand basin and extractor fan and opaque window.

Outside, the property benefits from its own private garden that could be made accessible directly from the living room (STPP). Currently, the garden is laid to lawn with a rear fence and pathway leading to the garden from the front door. Adjacent to the garden is the privately owned parking space along with visitor parking bays also available.



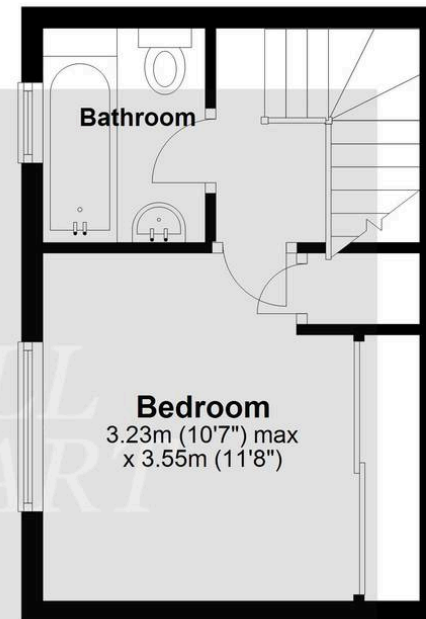
Ground Floor

Approx. 22.8 sq. metres (245.8 sq. feet)



First Floor

Approx. 19.1 sq. metres (205.5 sq. feet)



Total area: approx. 41.9 sq. metres (451.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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