



Wheeler Road, Maidenbower

In Excess of £350,000

**MANSELL  
McTAGGART**  
Trusted since 1947



- Mid-terrace house
- Downstairs w/c
- Garage
- Good size rear garden with rear access
- Sought-after location
- Council Tax Band 'D' and EPC 'C'

This 2-bedroom home located in the sought-after location of Maidenbower is a perfect opportunity for a first time buyer.

Entering the property, you are greeted by the entrance hall with the cloakroom to the left. This comprises low level WC and wash hand basin with opaque window to the front. The door then provides access into the living room which is located at the front of the house with large window to the front. There is ample space for a large lounge suite.

The kitchen/dining room is located to the rear and comprises ample storage in the wall and base units with roll top work surface above. There is also dining room providing space for a table and chairs. From here, patio doors leading into the rear garden.

The stairs lead to the first-floor landing, from here you have access to both bedrooms and the family bathroom. Bedroom one is a good size double room with built in wardrobes and window to the front aspect. There is ample space for further furniture such a dressing table and chest of drawers.





Bedroom 2 is located to the rear of the property overlooking the rear garden. This room is also a good size double with built-in wardrobes. The family bathroom comprises side panelled bath with shower attachment above, wash hand basin and low-level WC.

Outside The property benefits from a garage with space for off street parking in front.



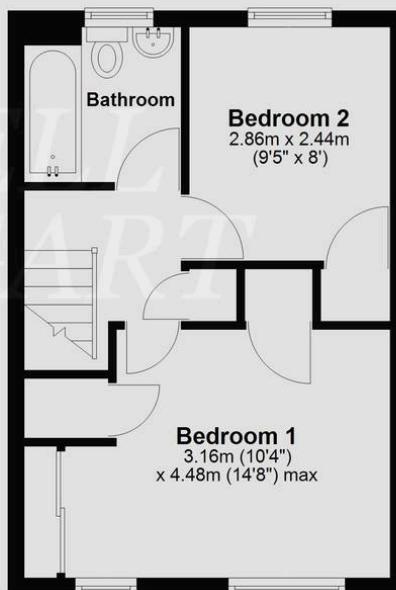
## Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



Total area: approx. 67.9 sq. metres (730.5 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.

# Mansell McTaggart Crawley

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