



Elizabethan Way
Maidenbower, Sussex RH10 7GU

Guide Price £600,000

Guide price £600,000-£625,000

Astons are delighted to offer to the market this very well presented family home, which is situated in the favoured early phase of Maidenbower, close to Three Bridges train station, shops and well regarded local schools.

The house has been extensively improved by the current owners over the last five years, and now benefits from a refitted kitchen with integrated appliances, a luxury refitted en-suite shower room to the main bedroom suite, a refitted bathroom, replacement upvc double glazed windows and a replacement "Worcester" gas fired boiler. The accommodation further comprises three reception rooms, separate utility room and four good sized bedrooms. Outside the property has a block paved driveway to the front with parking for four cars, which leads to the garage, and to the rear there is an enclosed, level, westerly facing garden which has a good degree of seclusion.



Hallway

Double glazed front door, "Karndean" wood effect flooring, stairs to the first floor, radiator, coving, doors to:

Downstairs Cloakroom

Suite comprising a W.C. hand basin with a mixer tap and tiled splashback, radiator, obscure double glazed window, "Karndean" wood effect flooring.

Lounge

Bay double glazed window to the front aspect, feature fireplace which can be used as an open fire, (subject to cleaning and checking the chimney), with a wooden mantel surround, two radiators, "Karndean" wood effect flooring, open through to:

Dining Room

Double glazed patio doors to the garden, radiator, coving, door to:

Kitchen

Refitted range of base and eye level, modern handle less units with wood effect work surfaces over and matching splashbacks, under unit lighting, inset ceramic one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel Zanussi self cleaning oven with a built in microwave/grill above, inset induction hob with an extractor fan above, space for a fridge/freezer, double glazed window to the rear, "Karndean" wood effect flooring, large under stairs cupboard, door to:

Utility Room

Range of refitted base and eye level units with wood effect work surfaces over and matching splashbacks, inset sink with a mixer tap and drainer, double glazed window to the side, personal door to the garage, door way to:

Sitting Room/Study

Double glazed window to the rear and double glazed door to the garden, radiator.

Landing

Airing cupboard, access to the loft space, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobes to one wall, dressing area with further cupboard over the stairs, door to:



En-Suite Shower Room

Refitted luxury white suite comprising a large shower cubicle with a mixer shower unit with a fixed head and a separate hand held head, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, mirror with light, tiled walls and floor, obscure double glazed window.



Bedroom Two

Double glazed window to the front, radiator, built in wardrobes to one wall, access to the second loft space.



Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and separate digital mixer shower unit with a fixed head and a separate hand held head, glass shower screen, hand basin with a mixer tap and a vanity unit below, W.C. with a concealed cistern, tiled walls, mirror with a light, tiled floor, heated towel rail, obscure double glazed window, recessed lights, extractor fan.





To The Front

Block paved driveway with parking for four cars leading to the front door and garage.

Garage

With an up and over door, power and light, replacement "Worcester" gas fired boiler, personal door to the utility room.

Rear Garden

The garden has a westerly aspect and is hard landscaped comprising a paved patio terrace adjacent to the house, which offers a large seating area, this leads to shaped gravelled areas with plant and shrub borders. There is a side access gate to one side with a wooden storage shed with bar area to the other.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

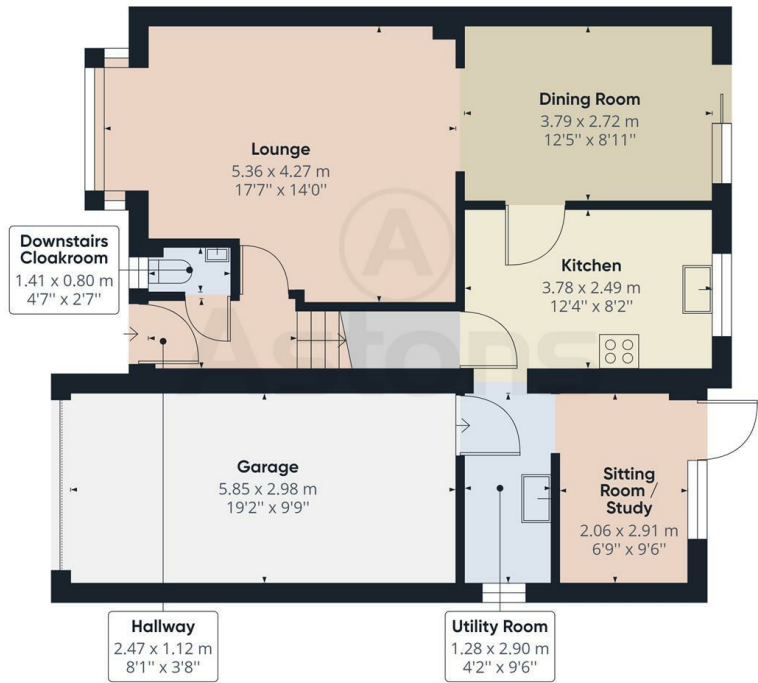
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor

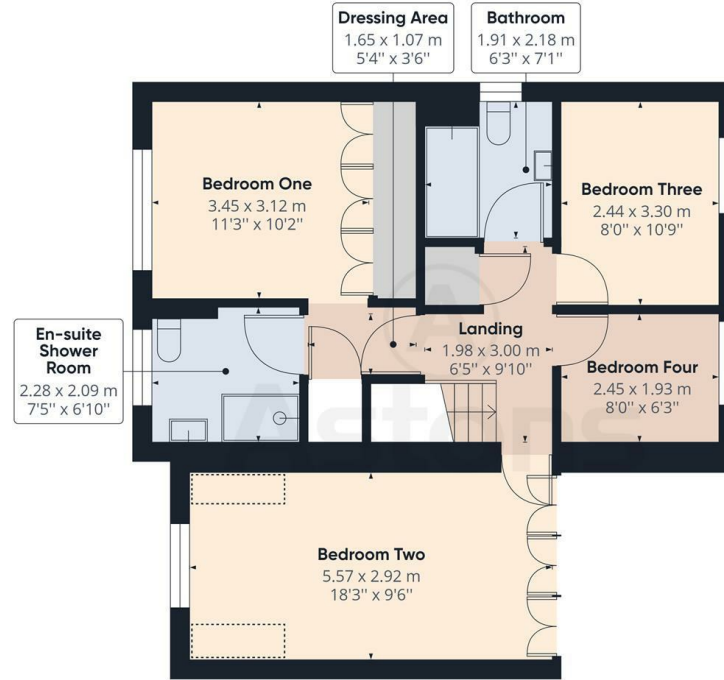


Approximate total area⁽¹⁾
801.96 ft²
74.50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Approximate total area⁽¹⁾
615.75 ft²
57.21 m²

Reduced headroom
17.48 ft²
1.62 m²

(1) Excluding balconies and terraces

□ Reduced headroom (below 1.3m/4.30ft)

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