



Garrett Close
Maidenbower, RH10 7UP
£535,000

Astons are pleased to offer this spacious and larger than average three double bedroom detached house to the market. The property is situated at the end of a cul de sac and is centrally located within the popular Maidenbower area, close to Three Bridges mainline train station, shops and well regarded schools. The house has been extensively improved by the current owner and benefits from a refitted kitchen/breakfast room with integrated appliances and granite work surfaces, separate utility room, refitted en-suite shower room to the main bedroom, refitted family bathroom and downstairs cloakroom. The property has a block paved driveway to the front with parking for two cars which leads to the garage and to the rear there is an enclosed garden which enjoys a southerly aspect. The house is being offered with no onward chain.



Entrance hall

Composite part double glazed front door, tiled flooring, radiator, stairs to first floor landing, doors to;

Downstairs Cloakroom

White suite comprising of w/c, hand basin with under counter storage, tiled flooring, part tiled walls, obscure double glazed window to front, heated towel rail



Lounge

Engineered oak flooring, double glazed window to front, coving, radiator, recessed down lighters, open through to:

Dining room

Engineered oak flooring, sliding patio door to the conservatory, coving, recessed down lighters.

Kitchen/Breakfast Room

Refitted with a range of floor and eye level units, granite work surfaces to two sides with additional breakfast bar with units below, tiled splash backs, inset stainless steel oven with electric hob and stainless steel extractor fan, inset stainless steel one and a half bowl sink unit with a mixer tap, built in fridge/freezer, built in dishwasher, tiled flooring, double glazed window to rear, tiled flooring, large under stairs larder cupboard, recessed down lighters, archway to:

Utility room

Range of refitted floor and eye level units with granite work surface, space and plumbing for a washing machine and dryer, tiled flooring, part tiled walls, part double glazed door to rear garden



Conservatory

Double glazed windows to three sides, double glazed french doors to the garden, fitted blinds.

Landing

Radiator, airing cupboard, access to loft, doors to;

Bedroom One

Double glazed window to the front, radiator, two sets of built in wardrobes, coving, door to:

En-Suite Shower Room

Refitted white suite comprising a large walk-in shower with a period style fixed rainfall head, pedestal hand basin, wc with a concealed cistern, tiled walls, heated period style towel rail, tiled floor, recessed down lighters, obscured double glazed window.

Bedroom Two

Double glazed window to the front, coving, recessed down lighters.



Bedroom Three

Double glazed window to the rear, radiator, built in wardrobe, coving, recessed down lighters.



Family Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and a shower attachment, hand basin with a mixer tap and unit below, wc, tiled walls with feature border



tiles, heated towel rail, obscured double glazed window, recessed down lighters, tiled floor.



To The Front

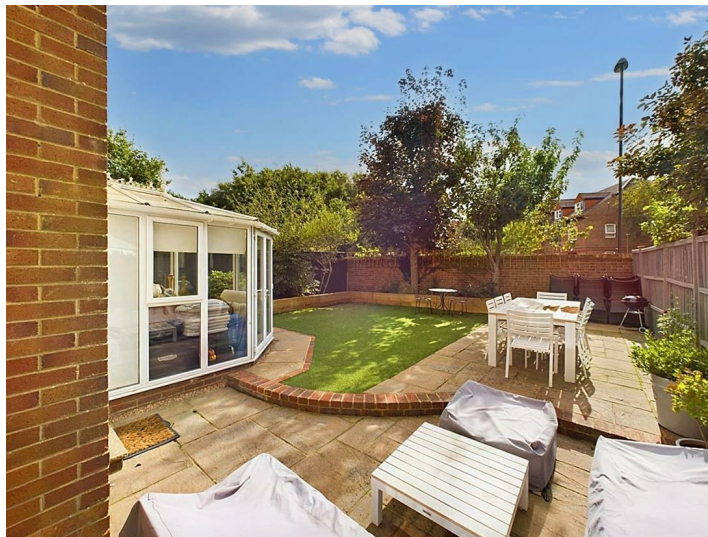
The property is approached via a block paved driveway with parking for two cars with a lawned area to the side and leads to the garage, paved path to the front door.

Garage

Up and over door, power and light.

Rear Garden

The garden has a southerly aspect and comprises a paved patio area adjacent to the house which extends to the side providing a good sized seating area, artificial lawn to the side with raised sleeper borders, side access gate, fence and wall enclosed.



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.



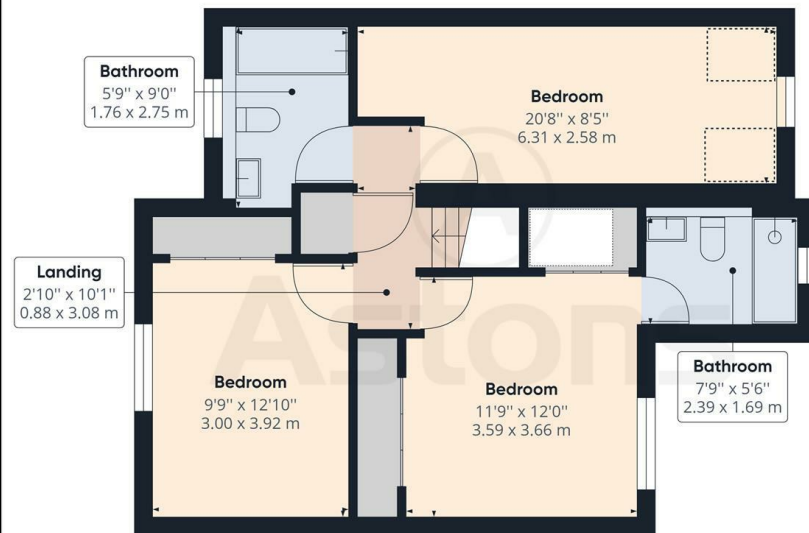
Approximate total area⁽¹⁾
720.77 ft²
66.96 m²

(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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Ground Floor



Approximate total area⁽¹⁾
605.39 ft²
56.24 m²

Reduced headroom
18.80 ft²
1.75 m²

(1) Excluding balconies and terraces

Reduced headroom (below 5.5m/18ft)

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Floor 1

