



Chapman, Road  
Maidenbower, West Sussex RH10 7LA

**Guide Price £725,000**

\*\*\* Guide price £725,000-£750,000

A stunning four double bedroom detached family home which has been completely refurbished by the current owners over the last six years to an exacting standard throughout. The principal feature of the property is now the open plan bespoke refitted kitchen/dining room, which opens into the light and spacious sitting room via bi-fold doors forming a lovely family/entertaining area all with water piped underfloor heating and fully tiled throughout with Italian porcelain tiling. There is also a separate lounge with feature gas fire, study, refitted downstairs cloakroom and four good sized bedrooms on the first floor, one with a refitted en-suite shower room and a separate refitted family bathroom. Outside the rear garden has been attractively landscaped with a large paved patio terrace, to the front there is a driveway which leads to the double garage. The property is situated in the popular Maidenbower area and is close to Tilgate Park, local shops, Three Bridges mainline train station, and well regarded schools for all ages.



### Hallway

Part glazed front door, wood flooring, radiator, coving, stairs to the first floor, doors to:

### Study

Double glazed window to the front, wood flooring, radiator, coving.

### Downstairs Cloakroom

Refitted white suite comprising a wc, hand basin with a mixer tap, part tiled walls, radiator, part wood panelled walls, double glazed window.

### Kitchen/Dining Room

The kitchen has been bespoke designed and hand built by "1909 Kitchens" to a particularly high standard and comprises a range of base and eye level bespoke panel fronted units with marble work surfaces over, under unit lighting and splash backs, separate "dresser" style unit which has lights and display cupboards and a boiling tap with drainer, central peninsula with a circular breakfast bar and illuminated display shelves. The kitchen has a selection of quality Siemens built in appliances from there IQ700 range including an eye level pyrolytic self cleaning oven and a combination oven positioned side by side, an flex-induction 80cm hob with six zones and a concealed extractor fan above, warming drawer, a full length larder fridge and a full length larder freezer and an integrated dishwasher. Inset sink with a mixer tap and drainer, double glazed window, recessed lights and feature lights, wooden bi-fold doors to the sitting room, further door to the utility room. Tiled flooring with under floor heating.

### Utility Room

Refitted base and eye level units to one wall with marble work surface and matching splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine and tumble dryer, obscured double glazed door to the side, radiator.

### Family Room

Conservatory replacement units and with Platinum NRG thermally insulating glass (Highly energy efficient, heat retaining & solar heating design) Double glazed windows to the rear and side, double glazed french casement doors to the garden, tiled floor with under floor heating. Conservatory

roof fitted with Supalite / Tapco tiled roof, highly insulated and energy efficient system, two double glazed velux windows, recessed down lighters, wooden bi-fold doors to the lounge, personal door to the garage.

### Lounge

Double glazed window to the front, radiator, coving, Gazco studio 2, real flame 4.5kw gas fire and new fireproof chimney / hearth with a living flame gas fire with a remote control.

### Landing

Double glazed window to the front, access to the loft space, doors to:

### Bedroom One

Double glazed window, radiator, fitted wardrobe with sliding doors, coving, door to:

### En-Suite Shower Room

Refitted white suite comprising a walk in shower with a mixer shower unit with a fixed rainfall head and separate hand held head, hand basin with a mixer tap and unit below, wc with a concealed cistern, fitted units, mirror with light and shaver point, part tiled walls, heated towel rail, obscured double glazed window.

### Bedroom Two

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



### Bedroom Three

Double glazed window to the front, radiator, coving.



### Bedroom Four

Double glazed window to the front, radiator.

### Family Bathroom

Refitted white suite comprising a P-shaped spa bath with a mixer tap, separate mixer shower unit and glass screen, hand basin with a mixer tap and unit below, wc with a concealed cistern, wood effect flooring, heated towel rail, obscured double glazed window, part tiled walls, mirror with light and shaver point, airing cupboard housing replacement "Gledhill" cylinder.





### 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.

### To The Front

Patterned and coloured block paving to the front with a path to the front door which has storm porch over, path to the garage and side access gate.

### Double Garage

Two up and over doors, power and light, eaves storage, personal door to the garden.

### Rear Garden

The garden has been attractively landscaped with Oak sleepers and extensive Indian Sandstone paving including a large paved patio terrace to one side which is ideal for entertaining, the paving extends along the rear of the house and gives access to the front one side via a gate and to the other side there is a covered storage area. The rest of the garden comprises a raised lawned area with sleeper borders with feature shrubs. The garden is fence enclosed.





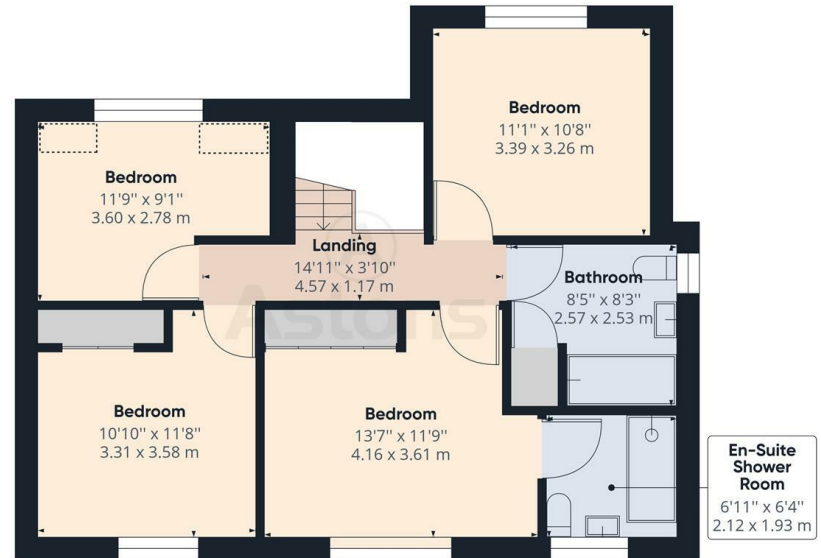
Approximate total area<sup>(1)</sup>  
1333.03 ft<sup>2</sup>  
123.84 m<sup>2</sup>

(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.

QIRAFFE 360

Ground Floor



Approximate total area<sup>(1)</sup>  
661.35 ft<sup>2</sup>  
61.44 m<sup>2</sup>

Reduced headroom  
9.81 ft<sup>2</sup>  
0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

