



Kendale Close  
Crawley, West Sussex RH10 7HX

**£579,950**



Astons are delighted to market this beautiful four bedroom detached family home, built to the popular 'Victoria' design, situated in the highly desired residential area of Maidenbower, within close proximity of local schools, amenities and transport links. Inside this wonderful property features a light and airy living room, a separate dining room, a refitted kitchen and utility room, a refitted downstairs cloakroom, a refitted bathroom, four good sized bedrooms with bedroom one boasting a refitted en-suite. To the rear is a south facing garden that benefits from the corner plot the property is positioned upon, additional benefits of this house include upvc double glazing, gas central, a driveway to the front with parking for two vehicles and a garage. Tenure Freehold, Council Tax Band F.





#### Entrance Hallway

Front door, coving, tiled floor, stairs to first floor landing, radiator, access to under stairs cupboard, doors to:

#### Living Room

Double glazed bay window to front aspect, radiator, coving, feature gas fire place.



#### Utility Room

Fitted with a range of units at base and eye, space, power and plumbing for washing machine, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, roll-top work surfaces, part tiled walls, tiled floor, double glazed patio door to rear garden.



#### Landing

Access to airing cupboard and loft space, doors to:

#### Bedroom One

Double glazed windows to front aspect, radiator, in-built double wardrobes, door to:

#### Dining Room

Wood effect laminated flooring, coving, radiator, double glazed french doors to rear garden, double glazed windows to rear aspect.



#### Downstairs Cloakroom

White suite comprising of low level w/c, wash hand basin with mixer-tap and back splash tiles, heated towel rail, tiled floor, obscure double glazed window to front aspect.



#### En-suite

Refitted white three piece suite comprising of, w/c, walk in shower with shower unit, wash hand basin with mixer-tap and pedestal, heated towel rail, obscure double glazed window to side aspect, tiled walls, tiled floor.

#### Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for dishwasher, integrated fridge-freezer, oven and hob, stainless steel extractor hood, stainless steel butler sink with mixer-tap and drainer, integrated fridge-freezer, roll top work-surfaces, part tiled walls, tiled floor, radiator, double glazed window to rear aspect, opening to:









**Bedroom Two**  
Double glazed window to rear aspect, radiator, in-built wardrobe.



**Bedroom Four**  
Double glazed window to front aspect, radiator.



**To The Rear**  
South facing rear garden with both patio and decking areas adjacent to property, lawn garden, outside power points and tap, fence enclosed, side gate access, access garage, shrubs to boarders.



**Bedroom Three**  
Double glazed window to rear aspect, radiator, access to eave storage.



**Bathroom**  
Refitted white three piece suite comprising of w/c, panel enclosed bathtub with mixer-tap, wash hand basin with mixer-tap and pedestal, heated towel rail, tiled walls, tiled floor, obscure double glazed window to rear aspect.

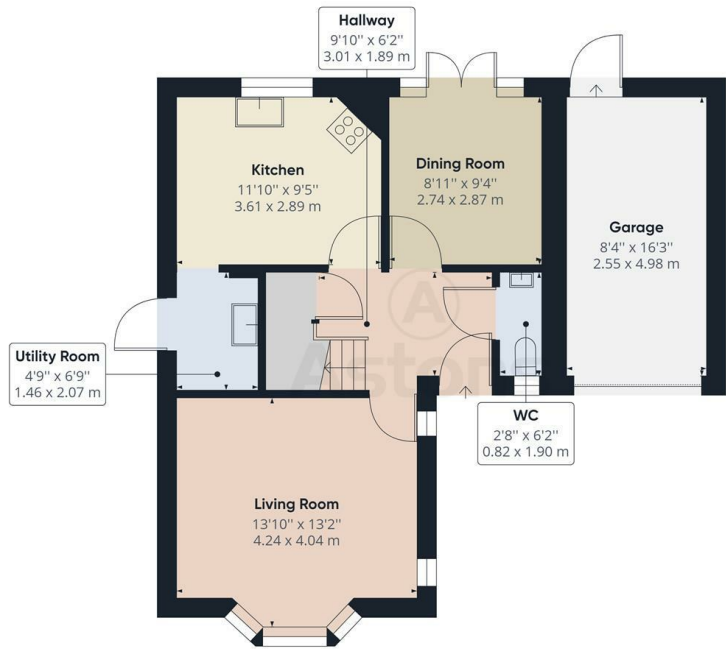


**To The Front**  
Driveway offering parking for two vehicles, lawn front garden, hedges to boarders.

**Garage**  
With up and over door, power and light.

**Council Tax**  
This property is council tax band 'F'.

**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



Ground Floor

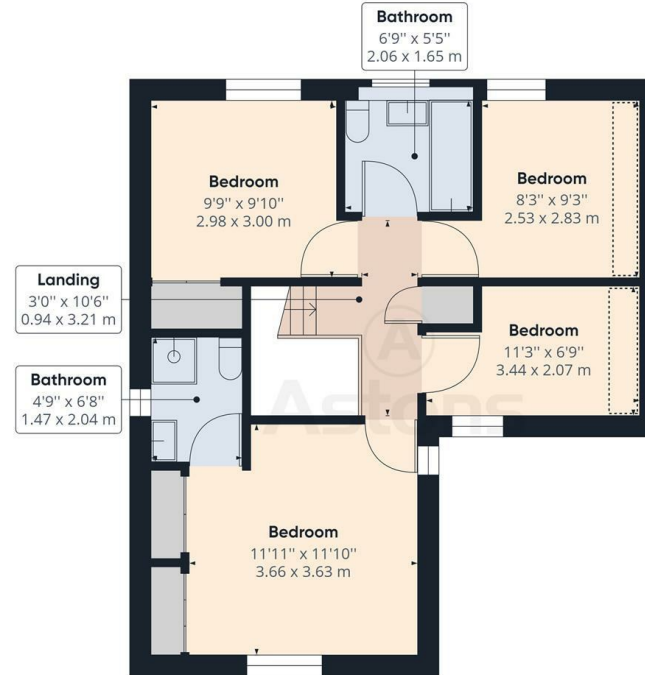


Approximate total area<sup>(1)</sup>  
654.12 ft<sup>2</sup>  
60.77 m<sup>2</sup>

(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.

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Floor 1



Approximate total area<sup>(1)</sup>  
537.39 ft<sup>2</sup>  
49.93 m<sup>2</sup>

Reduced headroom  
22.71 ft<sup>2</sup>  
2.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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