



Henley Close
Maidenbower, West Sussex RH10 7QU

£550,000

A well presented three bedroom detached house situated within a sought after close of similar three and four bedroom detached houses, within the Maidenbower area of Crawley. The property was built by Bryant Homes to their popular "Kingsford" design and benefits from the addition of a stunning sun room to the rear, which is currently used as a dining room. The house is centrally located within Maidenbower, close to the park, and further benefits from three good sized bedrooms- one with an en-suite shower room, living room with an open fireplace, office/study and a downstairs cloakroom. Outside there is a driveway to the front, garage to the side and an enclosed garden to the rear with decked seating terraces.



Hallway

Personal front door, fitted entrance mat, wood flooring, radiator, stairs to the first floor, coving, thermostat, doors to:

Downstairs Cloakroom

White suite comprising a wc, hand basin with a mixer tap and tiled splash backs, wood flooring, obscured double glazed window.

Living Room

Double glazed window to the front, double glazed bi-fold doors to the sun room, feature open fireplace, wood flooring.

Kitchen

Range of refitted base and eye level units with granite work surfaces over and matching splash backs, inset sink with a mixer shower style tap and drainer, space for a range style cooker with stainless steel extractor hood above, integrated fridge/freezer, dishwasher and washing machine, recessed down lighters, wood flooring, double glazed window to the rear, double glazed door to the sun room. under stairs cupboard.

Sun Room

Double glazed windows to two sides, glass roof, double glazed french casement doors to the garden, wood floor, fitted rear mat, radiator, wall lights.

Dining Room/Study

Two double glazed windows to the front, radiator, coving, wood flooring, coving.

Landing

Double glazed window to the rear, access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed windows to the front and rear, two radiators, built in wardrobes, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with an Aqualisa shower unit, hand basin with a mixer tap, wc, part tiled walls, heated towel rail, obscured double glazed window, extractor fan, shaver point.



Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.



Bedroom Three

Double glazed window to the rear, radiator, built in wardrobes.



Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate Aqualisa shower unit over and glass screen, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, two obscured double glazed windows, heated towel rail, recessed down lighters, extractor fan, tiled floor.

To The Front

There is a driveway to the side with parking for one car leading to the garage, further space to park across the front of the house on a hardstanding, path to the front door with storm porch over and lawned areas to either side.

Garage

With a roller door, power and light, eaves storage space, personal door to the garden

Rear Garden

Patio seating area adjacent to the house with side access to the front, lawned area with raised borders, two raised decked seating terraces, wooden shed, personal door to the garage.



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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1267.07 ft²
 117.71 m²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	