



Henley Close  
Maidenbower, West Sussex RH10 7QU

**Guide Price £585,000**

\*\*\* Guide price £585,000-£595,000 \*\*\*

EXTENDED FOUR / FIVE bedroom detached family home with three / four reception rooms. Situated within a popular close near to the local park, cafeteria, shops and well regarded schools for all ages. This beautiful home is in the sought after area of Maidenbower renowned for its good and easily accessible transport links.

The house has been extended and improved by the current owners and now benefits from an additional sitting room/playroom or gym, and a converted garage which offers great office space, but could equally be a fifth bedroom. The property further benefits from an en-suite shower room to the main bedroom, a refitted family bathroom, driveway to the front offering parking for two cars and an enclosed, south facing garden to the rear.



### Hallway

Part double glazed front door, laminate flooring, radiator, under stairs cupboard, coving, thermostat, stairs to the first floor, doors to:

### Downstairs Cloakroom

White suite comprising wc, hand basin with a waterfall style mixer tap and unit below, obscure double glazed window, tiled floor and tiled splash backs, heated towel rail.

### Lounge

Double glazed bay window to the front, two double glazed windows to the side, radiator, part wood panel effect walls, feature period style fireplace with a living flame gas fire, coving, wood effect floor.

### Kitchen/Breakfast Room

Range of base and eye level panel fronted units with work surfaces over, tiled splash backs and under unit lighting, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel oven with a four ring gas hob over and extractor hood above, space for a dishwasher and washing machine, double glazed window to the rear, radiator, archway to:

### Utility Room

Work surface to one wall with tiled splash backs, eye level units above, space for a tumble dryer and American style fridge/freezers, unit housing gas fired boiler, double glazed door to the side, extractor fan.

### Dining Room

Double glazed french casement doors to the orangery, radiator, laminate flooring, coving, door to:

### Office/Bedroom Five

Double glazed windows to the front and side, further double glazed window to the orangery, radiator, laminate flooring, recessed down lighters, hand basin with a mixer tap, extractor fan.

### Sitting Room

Double glazed windows to three sides, part double glazed roof with edge lighting, double glazed french casement doors to the garden, wood effect flooring, radiator.

### Landing

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

### Bedroom One

Double glazed windows to the front and side, built in his and hers wardrobes, radiator, coving, door to:

### En-Suite Shower Room

White suite comprising a corner shower cubicle with mixer power shower unit with a fixed rainfall head and separate hand held head, hand basin with a mixer tap and unit below, wc, part tiled walls, extractor fan, obscured double glazed window, heated towel rail.

### Bedroom Two

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



### Bedroom Three

Double glazed window to the rear, radiator, eaves cupboard.



### Bedroom Four

Double glazed window to the front, radiator.

### Family Bathroom

White suite comprising a panel enclosed bath with a waterfall style mixer tap and mixer power shower unit over with a fixed and hand held head, hand basin with a waterfall style mixer tap and unit below, radiator, recessed down lighters, extractor fan, obscured double glazed window.

### To The Front

Driveway with parking for two cars, garden area to the side, access gate to the rear, storm porch and light over the front door.

### Rear Garden

The garden is south facing and comprises a paved patio area adjacent to the house which extends to the side, the rest of the garden is lawned with plant and shrub borders to the rear, wooden shed, wall and fence enclosed borders, side access gate.

### 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.

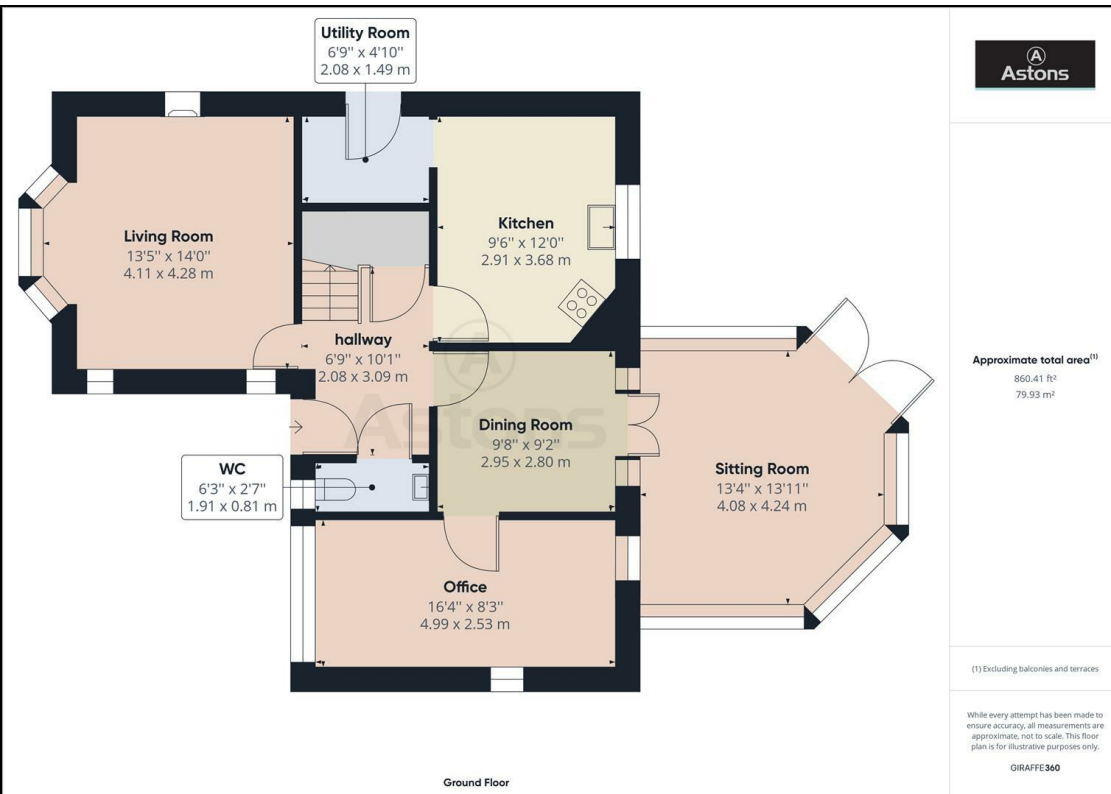
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Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.

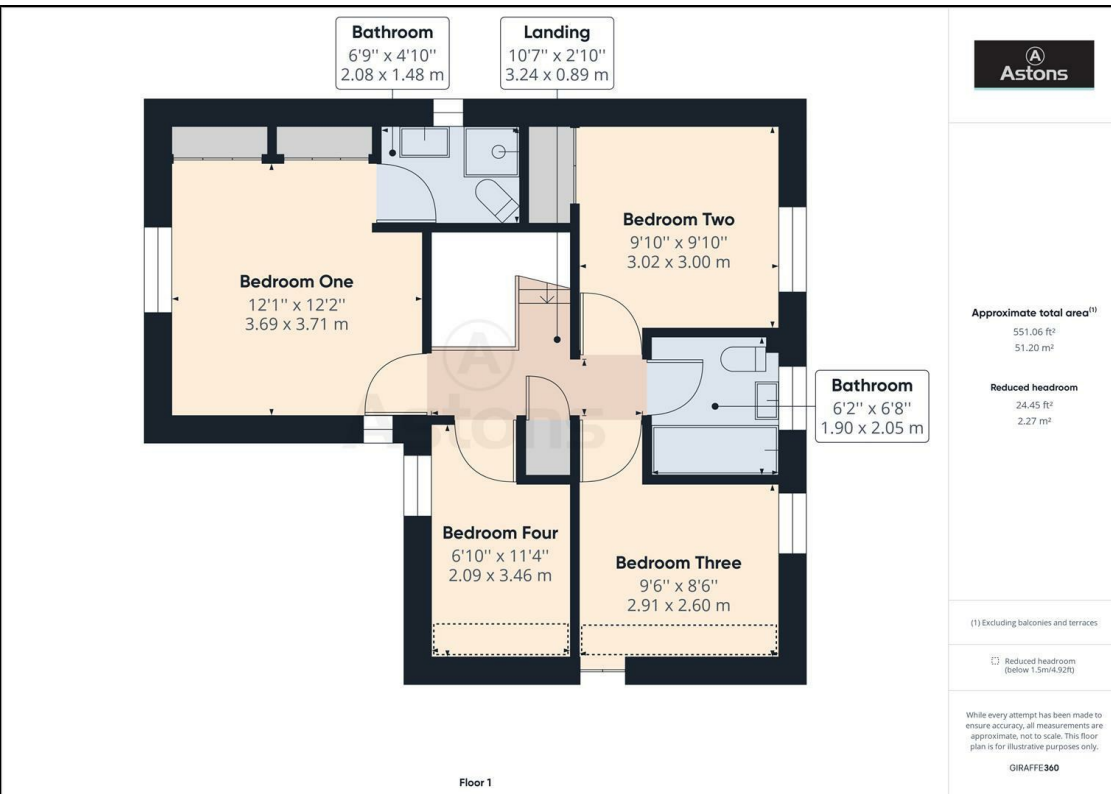


Approximate total area<sup>(1)</sup>  
860.41 ft<sup>2</sup>  
79.93 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
551.06 ft<sup>2</sup>  
51.20 m<sup>2</sup>

Reduced headroom  
24.45 ft<sup>2</sup>  
2.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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