



Fowler Close  
Maidenbower, West Sussex RH10 7UN

**Guide Price £580,000**



\*\*\* Guide price £580,000-£600,000 \*\*\*

Astons are delighted to offer to the market this spacious, extended five bedroom detached house, which is centrally situated within the popular Maidenbower area. The property is ideally located close to local shops, well regarded schools for all ages, amenities and Three Bridges mainline train station with services to London and Brighton. The house offers good sized accommodation over three floors and benefits from the addition of a modern conservatory, a refitted en-suite shower room to the main bedroom and a refitted family bathroom. To the front of the property there is a block paved driveway with parking for three cars leading to the garage and to the rear there is an enclosed south facing garden.





### Entrance Porch

#### Hallway

Wood laminate flooring, radiator, coving, coats cupboard, stairs to the first floor, doors to:

#### Lounge

Double glazed bay window to the front with shutters, double glazed window to the side with shutters, radiator, feature living flame gas fire with wooden surround, coving, glazed double doors to:

#### Dining Room

Double glazed patio doors to the conservatory, radiator, coving, wood laminate flooring.

#### Conservatory

Modern conservatory which is double glazed to three sides, double glazed patio doors to the garden, glass roof with fitted blinds.

#### Kitchen/Breakfast Room

Range of base and eye level panel fronted units with granite work surfaces over and matching splash backs, inset one and a half bowl stainless steel sink with a mixer tap and drainer, space for a range style cooker with a stainless steel extractor hood above, integrated microwave, fridge/freezer, washing machine and dishwasher, breakfast bar, double glazed window to the rear, tiled floor, recessed down lighters, door to:

#### Utility Room

Base and eye level units to one wall with a work surface, tiled floor, radiator, recessed down lighters, obscured double glazed door to the side.

#### Landing

Double glazed window to the side with shutters, radiator, airing cupboard, coving, stairs to the second floor, door to:

#### Bedroom One

Double glazed window to the front with shutters, radiator, coving, built in wardrobes, door to:

#### En-Suite Shower Room

Refitted suite comprising a feature black shower cubicle with a mixer shower unit with two heads, hand basin with a mixer tap and units below, wc with a concealed cistern, obscured double glazed window, heated towel rail, extractor fan.

#### Bedroom Two

Double glazed window to the rear with shutters, radiator, coving, recessed wardrobe.



#### Bedroom Three

Double glazed window to the rear with shutters, radiator, coving.

#### Bedroom Four

Double glazed window to the front with shutters, radiator, coving.

### Family Bathroom

Refitted white suite comprising a P-shaped shower bath with a mixer tap and shower unit over with two heads and a glass screen, hand basin with a mixer tap and units below, wc with a concealed cistern, part panelled walls, heated towel rail, obscured double glazed window, extractor fan.

### Second Floor Landing

Double glazed velux window, large eaves storage cupboard with light, radiator, recessed down lighters, door to:



### Bedroom Five

Three double glazed velux windows, radiator, eaves storage cupboard, further cupboard, recessed down lighters.



### To The Front

Picket fence border to one side, block paved driveway with parking for three cars leading to the garage.

### Garage

With an up and over door, power and light, gas fired central heating boiler, personal door to the side.

### Rear Garden

Paved patio adjacent to the rear of the house, decked area to the side which extends to the rear, central gravelled area, part wall and fence enclosed, raised borders, side access gate to the front.



### 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

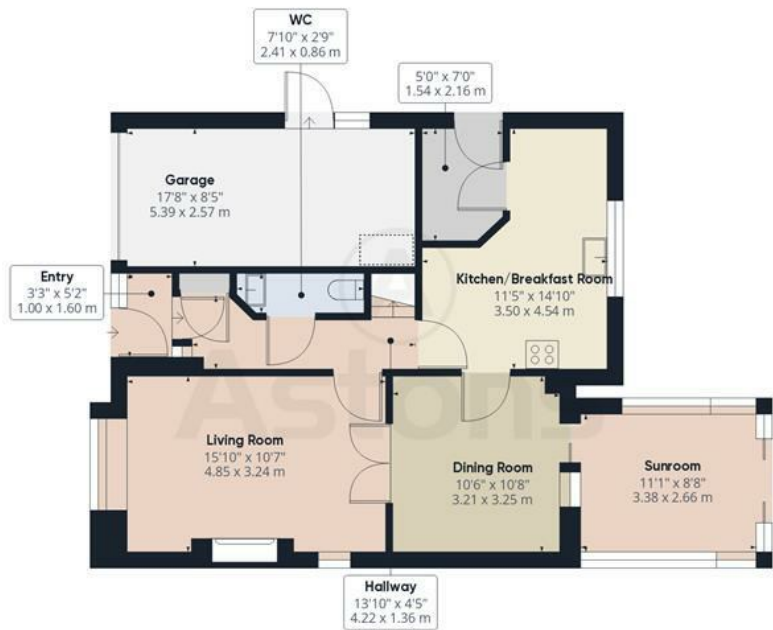
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.











Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1677.42 ft<sup>2</sup>  
155.84 m<sup>2</sup>

Reduced headroom

135.4 ft<sup>2</sup>  
12.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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