



Campbell Road  
Maidenbower, West Sussex RH10 7GY

**£539,950**



## Campbell Road, Maidenbower, West Sussex RH10 7GY

Astons are delighted to market this four bedroom detached family home, situated within the ever popular residential area of Maidenbower, close to local schools, parks, amenities and transport links. Inside this property features a light and airy living room, a fitted kitchen/dining room, a family room, four excellent sized bedrooms with a fitted bathroom and a fitted ensuite, to the rear is an enclosed garden with side gate access. Additional benefits of this property include gas central heating, double glazing and a garage with integral access from the property. This property is offered to market with no onward chain. Tenure Freehold, EPC rating D (66), Council Tax Band D.

### Entrance Hallway

Front door opening to entrance hallway which features wood effect laminate floor, coving, radiator, access to under-stairs cupboard, stairs to first floor, doors to:

### Downstairs Cloakroom

Suite comprising of w/c, wash hand basin with splash back tiles, radiator, wood effect laminate floor, obscure double glazed window to side aspect.

### Living Room

Double glazed windows to front aspect, wood effect laminate floor, coving, radiator, internal french doors to:

### Kitchen/Dining Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, integrated dishwasher, integrated cooker with gas hob and stainless steel extractor fan, stainless steel sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, vinyl floor, double glazed window to rear aspect, double glazed sliding patio door to garden, door to:

### Family Room

Double glazed patio doors to rear garden, feature double glazed velux window, wood effect laminate floor, coving, radiator, integral door to garage.

### Landing

With access to loft space, airing cupboard and storage cupboard, wood effect laminate floor, doors to:

### Bedroom One

Double glazed windows to front aspect, access to in-built wardrobe with sliding mirrored doors, wood effect laminate floor, radiator, door to:

### En-Suite

Fitted suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, heated towel rail, extractor fan, part tiled walls, vinyl floor, obscure double glazed window to side aspect.

### Bedroom Two

Double glazed windows to rear aspect, radiator, wood effect laminate floor.

### Bedroom Three

Double glazed window to rear aspect, radiator, wood effect laminate floor.

### Bedroom Four

Double glazed window to front aspect, wood effect laminate floor.

### Bathroom

Fitted white three piece suite comprising of w/c, wash basin with mixer-tap and under counter units, panel enclosed bathtub with mixer-tap, radiator, extractor fan, part tiled walls, vinyl floor.

### Rear Garden

Patio area adjacent to property, lawn garden with shed, fence enclosed with side gate access, trees and hedges to borders.

### Garage

Up and over door with power and light.

### To The Front

Driveway offering parking for two vehicles.

### 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.

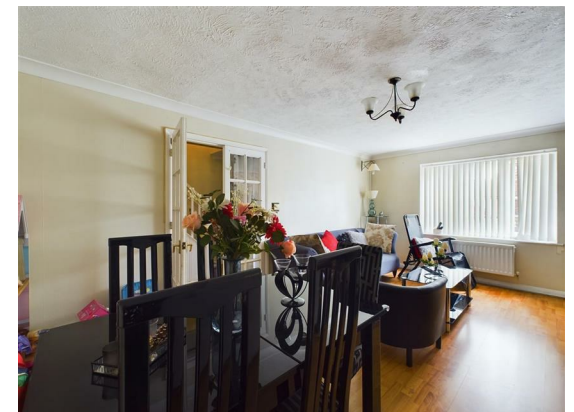
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

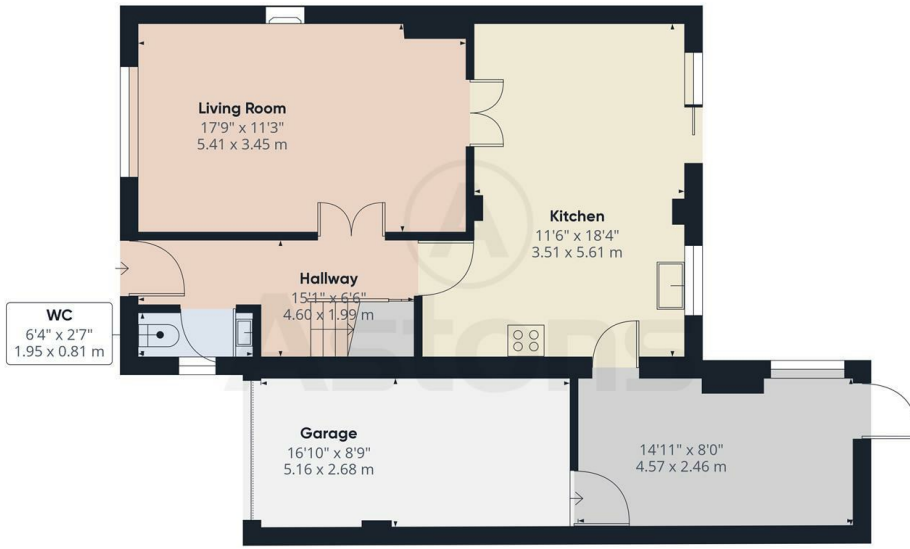
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





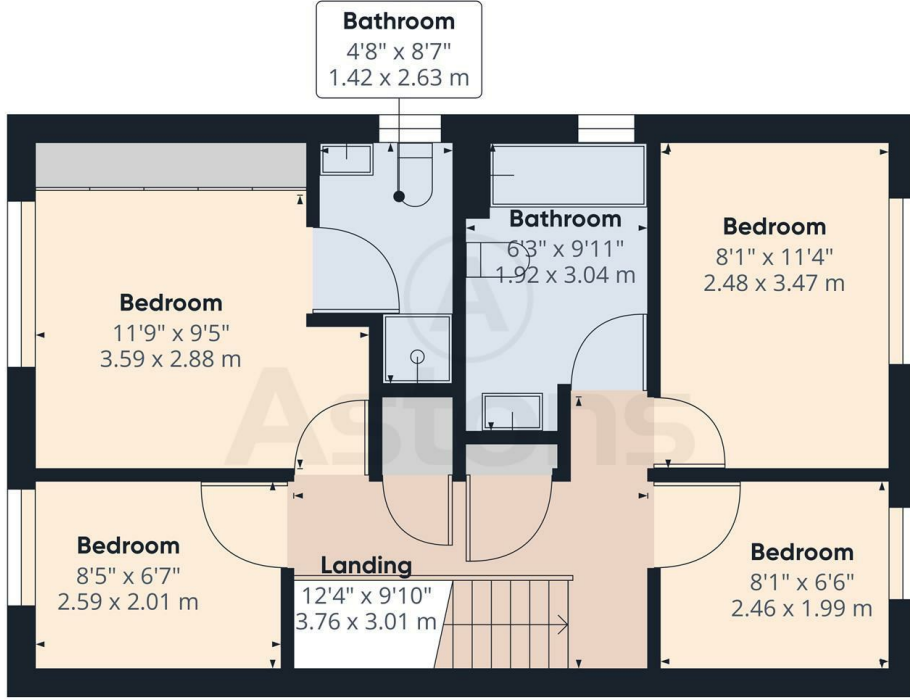
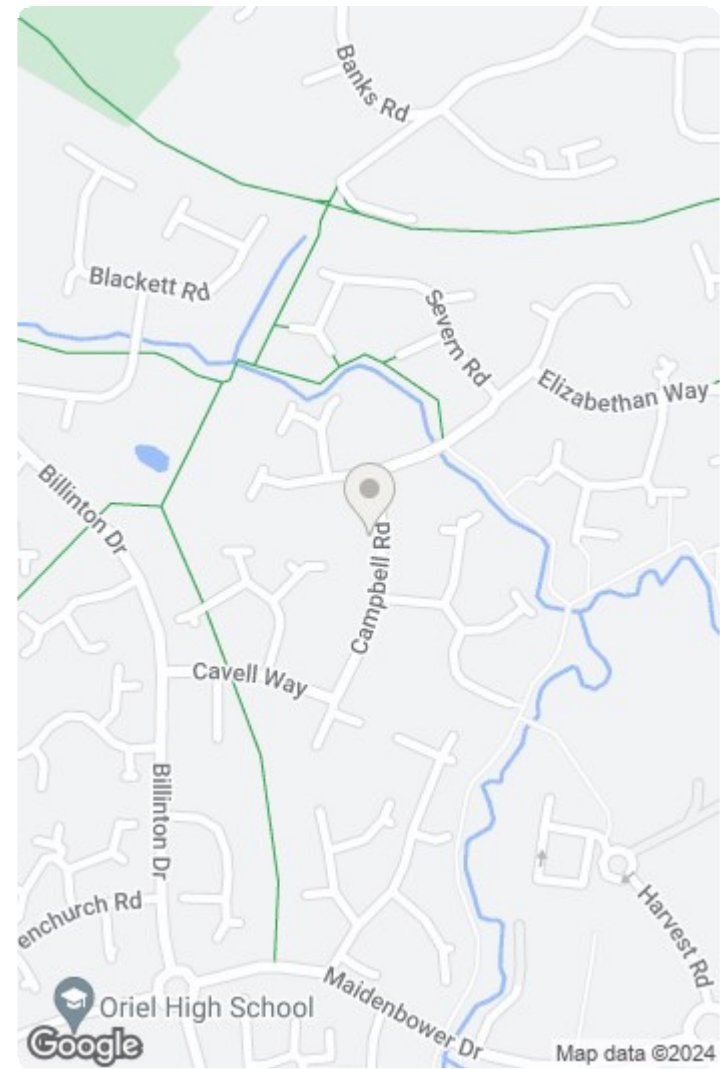
Ground Floor

Approximate total area\*\*  
806.45 ft<sup>2</sup>  
74.92 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.

GIRAFFE360



Floor 1

Approximate total area\*\*  
494.66 ft<sup>2</sup>  
45.96 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		78
B	81-91		
C	69-80		
D	55-68	66	
E	49-54		
F	39-48		
G	1-38		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



