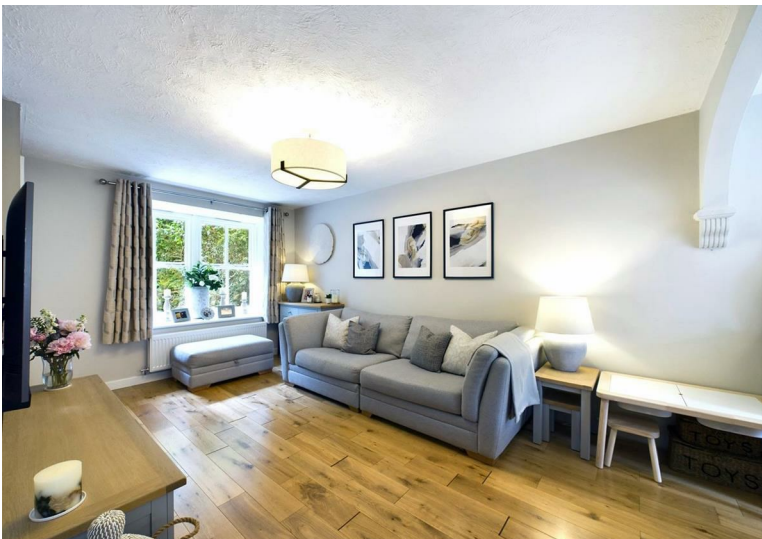




Bennett Close  
Maidenbower, Sussex RH10 7HW

**£450,000**

Astons are delighted to offer to the market this stunning three bedroom family home, which is situated in an idyllic position, tucked away at the end of a close, opposite a small wooded area and brook. The house has been reconfigured and improved to a high standard by the current owners including refitting and extending the kitchen into the garage and adding a utility room and remodelled downstairs cloakroom. The property further benefits from three good sized bedrooms, a refitted en-suite shower room to the main bedroom and a separate, refitted family bathroom. Outside there is an enclosed westerly facing rear garden, and to the front there is a driveway with parking for two cars which leads to the partially converted garage, which offers storage space. The house is located within the popular Maidenbower area and offers easy access to Three Bridges train station, the M23 motorway, shops, amenities and well regarded local schools. EPC rating D.



### Hallway

Obscured double glazed front door, solid wood flooring, stairs to the first floor, door to:

### Lounge

Double glazed window to the front, radiator, solid wood flooring, under stairs cupboard, open through to:

### Dining Room

Double glazed bay window to the rear, solid wood flooring, radiator.



### Kitchen

Refitted range of base and eye level panel fronted units with work surfaces over and matching splash backs, inset composite sink with a mixer tap and drainer, built in AEG stainless steel oven with a Bosch induction hob above and stainless steel extractor hood over, space for a fridge/freezer and dishwasher, double glazed window to the rear, wood effect flooring, double glazed door to the garden, modern vertical radiator, recessed down lighters, door to:

### Utility Room

Work surface to one side with space and plumbing below for a washing machine and tumble dryer, wall units above, wood effect flooring, recessed down lighters.

### Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap and unit below, radiator, extractor fan, wood effect flooring.



### Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom One

Double glazed window to the front, radiator, dressing area with built in wardrobes to either side, door to:

### En-Suite Shower Room

Refitted white suite comprising a large shower cubicle with a fixed rainfall head and separate hand held head, recessed alcoves, hand basin with a mixer tap and unit below, wc with a concealed cistern, obscured double glazed window, radiator, recessed down lighters, tiled walls and floor, extractor fan, shaver point.

### Bedroom Two

Double glazed window to the rear, radiator.



### Bedroom Three

Double glazed window to the rear, radiator.



### Family Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and recessed alcoves, hand basin with a mixer tap and unit below, wc, part tiled walls, tiled floor, obscured double glazed window, extractor fan, heated towel rail.





### 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.

### To The Front

There is a driveway to the front with parking for two cars,

### Garage

The garage has mainly been converted and now offers storage space with a personal door to the house and an up and over door to the front.

### Rear Garden

The garden enjoys a westerly aspect and comprises a brick paved patio area adjacent to the house, dwarf wall divide to a lawned area with plant and shrub borders, fence enclosed, wood shed to the rear.



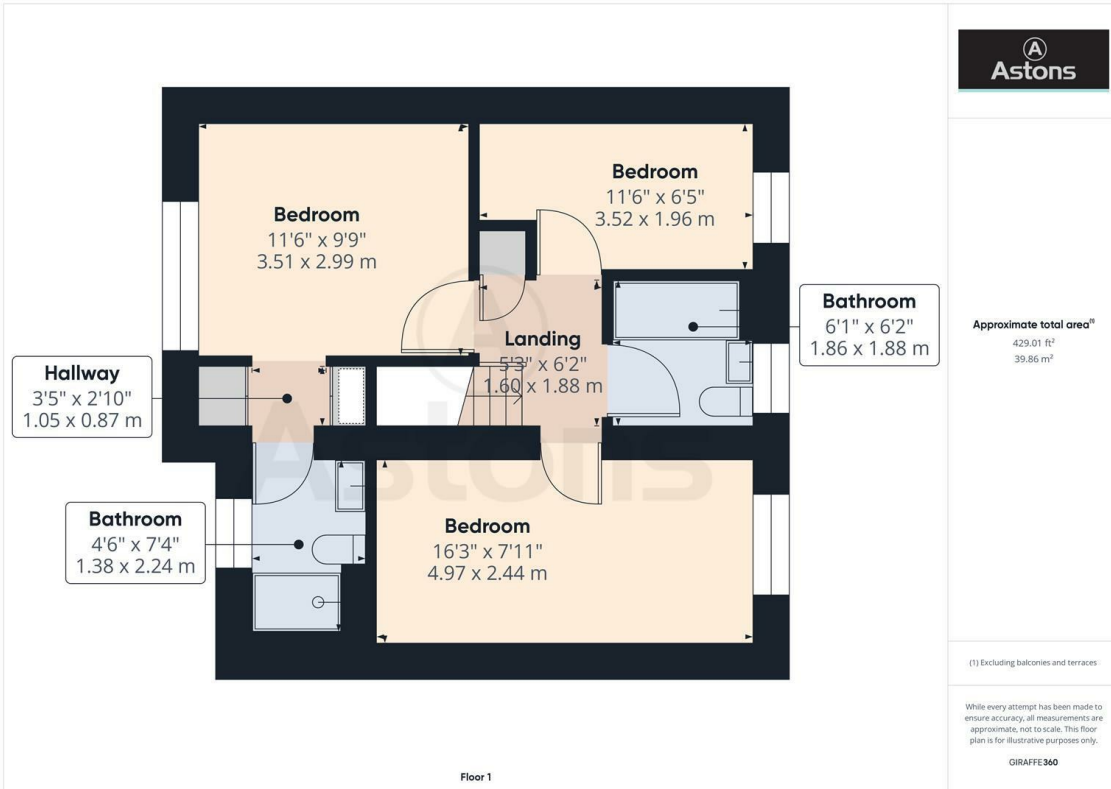


Approximate total area\*\*  
493.32 ft<sup>2</sup>  
45.83 m<sup>2</sup>

(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.

GIRAFFE 360



Approximate total area\*\*  
429.01 ft<sup>2</sup>  
39.86 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.

GIRAFFE 360

