



Peppard Road  
Maidenbower, West Sussex RH10 7QS

**Guide Price £550,000**

\*\*\* Guide price £550,000- £565,000 \*\*\*

Astons are delighted to offer to the market this extended three bedroom detached house, built by Bryant Homes, to their popular "Stamford" design. The property is situated towards the end of a cul de sac, within the sought after Maidenbower area close to the park, shops and well regarded schools for all ages. The house has been improved and extended by the current owners and is beautifully presented throughout. The kitchen/dining room is a particular feature of the house, as it has been extended and refitted to a high specification. The house further benefits from the addition of a conservatory to the rear with a solid thermal roof, three good sized bedrooms- one with an en-suite shower room, a landscaped low maintenance rear garden and a garage and parking to the side and front of the property.



#### Hallway

Part double glazed front door with double glazed window to the side, fitted entrance mat, part wood panelled walls, bespoke under stairs storage units, wood effect flooring, coving, recessed down lighters, stairs to the first floor, doors to:



#### Downstairs Cloakroom/Utility Room

White wc with a concealed cistern, inset sink with a mixer tap and units below, work surfaces to either side, tiled splash backs, space for a washing machine, radiator, wall units to one wall and unit housing the gas fired boiler, wood effect flooring, obscured double glazed window, recessed down lighters.



#### Living Room

Double glazed window to the front, media wall with recessed space for a television and consoles, feature fire with electric fire, two modern vertical radiators, coving, recessed down lighters, panelling to one wall.



#### Conservatory

Double glazed windows to two sides with sliding patio doors to the garden, thermal solid roof with inset down lighters, wood effect flooring,



#### Kitchen/Dining Room

Refitted range of base and eye level modern handle less units with quartz work surfaces over, under unit and plinth lighting and matching splash backs, inset stainless steel sink with a mixer tap with drainer, built in eye level Neff "hide and slide" oven with a Neff combination oven above, inset five finger gas hob with stylish extractor hood above, integrated dishwasher, integrated larder fridge and larder freezer, integrated drinks fridge, two radiators, tiled floor with under floor heating, bay double glazed window to the front, double glazed window and door to the rear,



#### Landing

Double glazed window to the rear, part wood panelled walls, feature glass balustrade, access to the loft space via a pull down ladder, storage cupboard and separate airing cupboard, doors to:



#### Bedroom One

Double glazed window to the front, radiator, built in wardrobes with sliding mirror fronted doors, panelling to one wall, door to:





#### En-Suite Shower Room

Refitted white suite comprising a large shower cubicle with a mixer shower unit and fixed rainfall head, recessed shelf with light, hand basin with a mixer tap and unit below, wc, part tiled walls, obscured double glazed window, heated towel rail, extractor fan, recessed down lighters.

#### Bedroom Three

Double glazed bay window to the front, radiator, built in wardrobe with sliding mirror fronted doors.

#### To The Front

The property is approached via a block paved driveway with an artificial lawn area to the side and mature hedge border, to the side of the house there is a further driveway which leads to the detached garage.

#### Detached Garage

With an up and door, power and light, personal door to the garden, eaves storage.

#### Rear Garden

The garden is attractively landscaped and comprises a paved patio area adjacent to the house with raised sleeper border and step up to an artificial lawn area, composite decked seating terrace to the rear, fence enclosed border, side access gate, personal door to the garage.



#### Bedroom Two

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



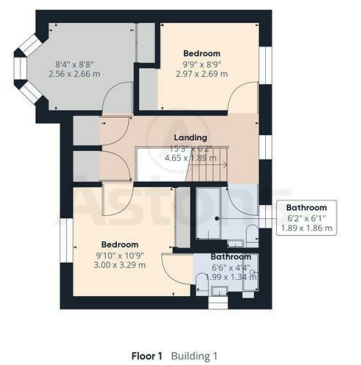
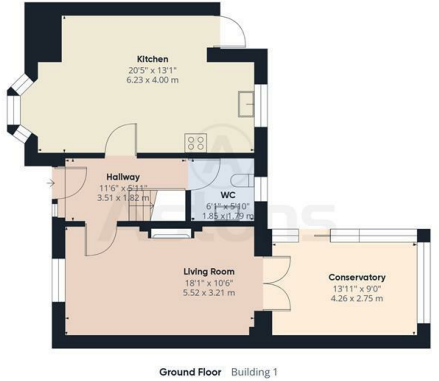
#### Bathroom

Refitted white suite comprising a bath with a central mixer tap and mixer shower unit over with fixed rainfall and separate hand held heads and glass screen, hand basin with a mixer tap and units below, wc with a concealed cistern, part tiled walls, wood effect flooring, heated towel rail, obscured double glazed window, recessed down lighters, extractor fan.



#### 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



Approximate total area<sup>1)</sup>  
 1291.78 ft<sup>2</sup>  
 120.01 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.  
 Calculations are based on RICS IPMS 3C standard.  
**GIRAFFE 360**

