



Chippendale Road
Broadfield, RH11 9LG

£320,000

Astons are pleased to offer this good sized three bedroom house to the market. The property benefits from an open plan kitchen/dining room; which is ideal for family life and a large lounge with patio doors to the garden. The house also offers a downstairs cloakroom, three good sized bedrooms, a four piece bathroom suite with separate shower and ample storage cupboards throughout. Outside there is an enclosed rear garden and a garage in a nearby block.



Hallway

Part glazed front door, radiator, coving, large storage cupboard which also houses the gas fired combination boiler, coving, stairs to the first floor,

Downstairs Cloakroom

White suite comprising a wc, hand basin with a mixer tap and tiled splash backs, double glazed obscured window, small storage cupboard, tiled floor, radiator.

Lounge

Double glazed french casement doors to the garden, radiator, coving, wood flooring.

Kitchen/Dining

Range of base and eye level with work surfaces and tiled splash backs, stainless steel sink with a mixer tap and drainer, built in eye level double oven, inset hob, space for a fridge/freezer, washing machine and dishwasher, radiator, recessed down lighters, double glazed windows and door to the garden, part tile effect and part wood effect flooring.

Landing

With access to the loft space, large walk in storage cupboard, doors to:

Bedroom One

Double glazed window to the rear, radiator, coving.

Bedroom Two

Double glazed window to the rear, radiator, coving.



Bedroom Three

Double glazed window to the front, radiator, coving.



To The Front

Path to the front door with storage cupboard to the side and garden area.

Rear Garden

Paved and decked area adjacent to the house, small lawned area, fence enclosed borders,



Bathroom

Four piece white suite comprising a panel enclosed bath with a mixer tap and shower attachment, shower cubicle with a mixer shower unit, pedestal hand basin, wc, part tiled walls, tiled floor, obscured double glazed window, cupboards, radiator.



Garage en Bloc

With an up and over door.



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.

