



Baxter Close  
Maidenbower, West Sussex RH10 7XE

**£439,950**

Astons are pleased to offer to the market this very well presented three bedroom semi detached house to the market. The property is ideally located within a cul de sac in the popular Maidenbower area, close to the local shops, park, schools and is approximately one mile from Three Bridges mainline train station. The house benefits from a downstairs cloakroom, two reception rooms, three good sized bedrooms with an en-suite shower room to the main bedroom, and a separate family bathroom. Outside the property has a large frontage, offering scope to create more parking, and an enclosed garden to rear.



### Hallway

Front door, part glazed door to:

### Lounge

Double glazed window to the front and side, two radiators, electric feature fireplace with stone surround, door to:

### Dining Room

Double glazed patio doors to the garden, wood effect flooring, radiator, coving, archway to:

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink with mixer tap and drainer, built in oven with a gas hob over and extractor hood above, space for a fridge/freezer, dishwasher and washing machine, unit housing a gas fired boiler, wood effect flooring, double glazed window.

### Inner Hallway

Stairs to the first floor, doors to:

### Downstairs Cloakroom

White suite comprising a wc, hand basin with tiled splashbacks, radiator.



### Utility Room

Range of base level units with work surfaces over, eye level

unit to one wall, space for a tumble dryer and freezer, door to the garage.

### Landing

Access to the fully insulated and boarded loft space via a pull down ladder, doors to:



### Bedroom One

Double glazed window to the rear, radiator, built in wardrobes with sliding mirror fronted doors, door to:

### En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit with a fixed and hand held head, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, extractor fan, heated towel rail, obscured double glazed window.



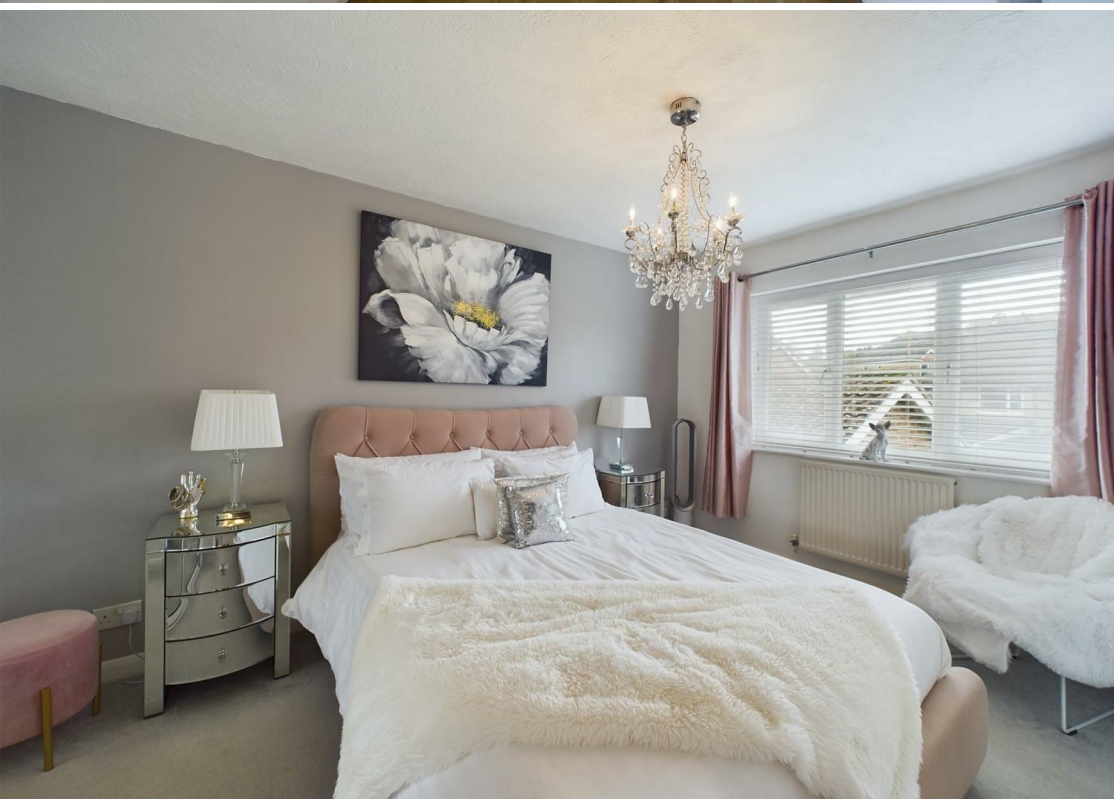
### Bedroom Two

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



### Bedroom Three

Double glazed window to the front, radiator.



### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and unit below, wc, part tiled walls, radiator, obscured double glazed window, airing cupboard.



### To The Front

Driveway with parking for two cars, lawned area to the side, gated side access, hedge border.

### Garage

The garage has been largely converted and now offers storage space with an up and over door, personal door to the utility room.

### Rear Garden

The garden is paved with raised borders, side access and fence enclosed borders.



### 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.

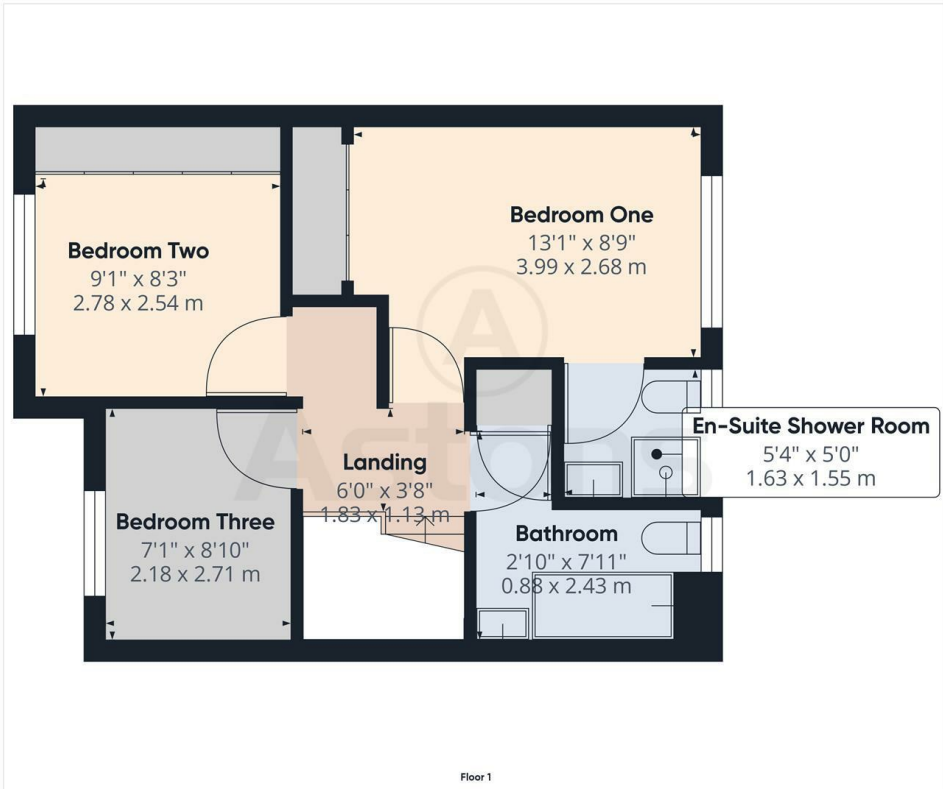


**Approximate total area<sup>(1)</sup>**  
521.94 ft<sup>2</sup>  
48.49 m<sup>2</sup>

**Balconies and terraces**  
505.04 ft<sup>2</sup>  
46.92 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.  
Calculations are based on RICS IPMS 3C standard.  
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**Approximate total area<sup>(1)</sup>**  
398.48 ft<sup>2</sup>  
37.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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