



Bowater Road
Maidenbower, West Sussex RH10 7LF

£735,000

Astons are delighted to offer to the market this stunning detached family home, which is situated in the desirable area of Maidenbower. This impressive property boasts five spacious bedrooms, providing ample room for both relaxation and privacy, a large living room with feature fireplace and an open-plan kitchen dining room; ideal for family life and entertaining.

With three well-appointed bathrooms and a downstairs cloakroom, this property offers convenience and luxury, making morning routines and family life a breeze. The layout is designed to accommodate the needs of a modern family, ensuring that everyone has their own space.

Set in a peaceful neighbourhood, this home is not only a sanctuary but also conveniently located near local amenities, well regarded schools, and parks, making it an ideal choice for families. The property is close to junction 10a of the M23 and is within 1.5 miles of Three Bridges train station; which offers mainline services to London and Brighton.

In summary, this detached house on Bowater Road is a perfect blend of comfort, style, and practicality, making it an excellent choice for those seeking a family home in Maidenbower. Don't miss the chance to make this wonderful property your own.



Hallway

Front door, coving, wood effect flooring, stairs to the first floor, Hive thermostat, radiator, doors to:



Downstairs Cloakroom

Suite comprising a wc with a concealed cistern, hand basin with a mixer tap and units below, part tiled walls, wood effect flooring, radiator, obscured double glazed window.



Living Room

Bay double glazed window to the front, double glazed french casement doors to the garden, feature fireplace with a wood burning stove and brick surround, two radiators, coving, recessed down lighters and wall lights.



Kitchen/Dining Room

Range of base and eye level panel fronted units with solid wood work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, space for a range style cooker with extractor hood above, integrated dishwasher, space for a fridge/freezer, wood effect flooring, two radiators, double glazed dual aspect windows, double glazed french casement doors to the garden, recessed down lighters.



Utility Room

Range of base and eye level panel fronted units to one wall with wood effect work surfaces over and matching splash backs, inset stainless steel

sink with a mixer tap and drainer, space and plumbing for a washing machine, radiator, wood effect flooring, recessed down lighters, large cupboard, double glazed door to the side.



Landing

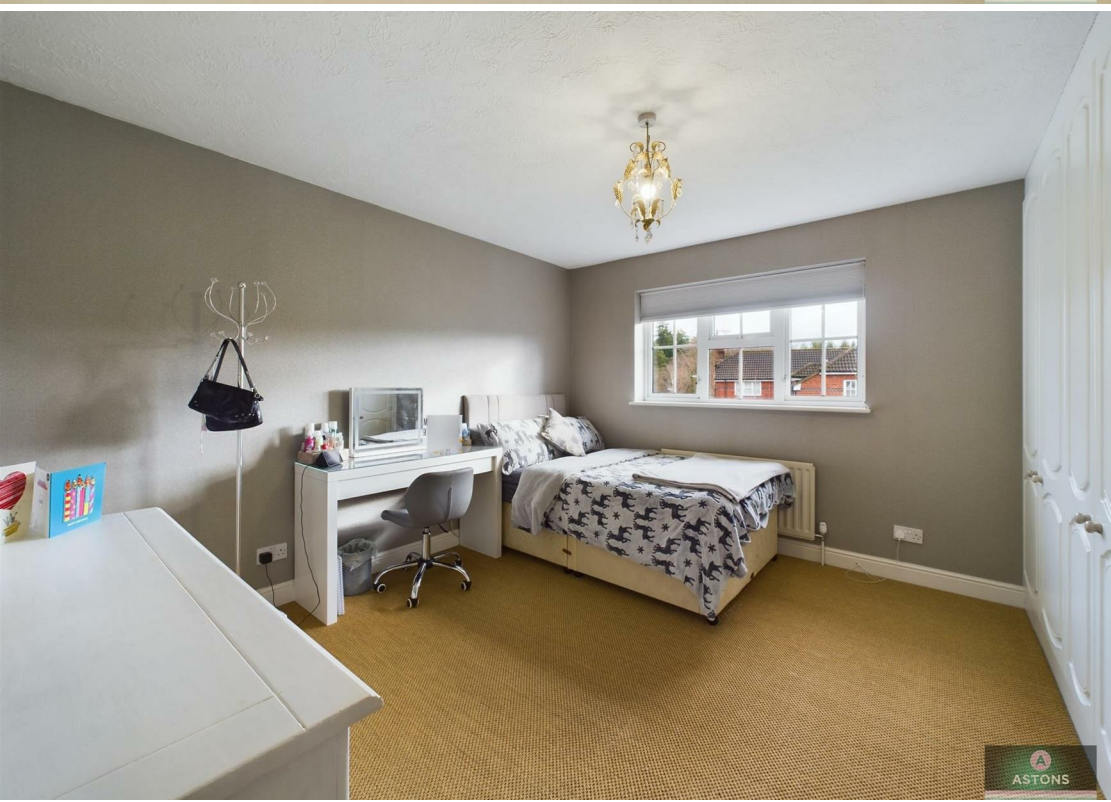
Double glazed window to the front, airing cupboard, access to the loft space, doors to:



Bedroom One

Dual aspect double glazed windows, fitted wardrobes to one wall, two radiators, door to:

En-Suite Bathroom



Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes to one wall, folding door to:

En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with an Aqualisa shower unit, hand basin with units below, wc with a concealed cistern, part tiled and part wood panelled walls, heated towel rail

Bedroom Three



Bedroom Four



Bedroom Five



Family Bathroom



To The Front

Driveway to the front with parking for two cars leading to the double garage, path to the front door.

Double Garage

With two up and over doors, power and light, personal door to the rear.

Rear Garden

The garden enjoys a southerly aspect and comprises a paved patio area adjacent to the house leading to a shaped lawned area, wooden summerhouse to the rear and pizza oven to the side, wall and fence enclosed, side access gate.



Disclaimer

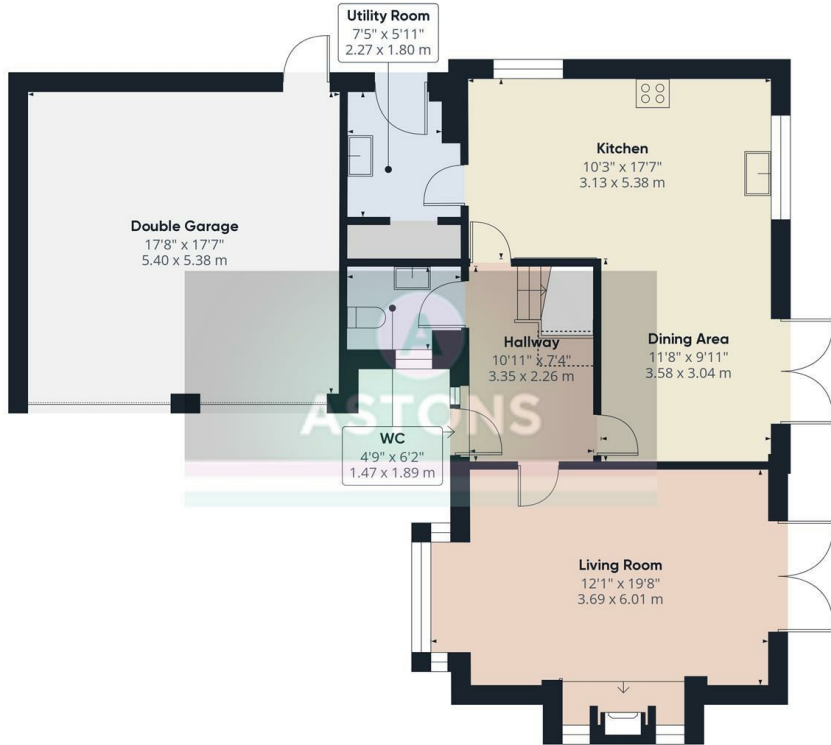
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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 £200 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⁽¹⁾

1043.99 ft²
96.99 m²

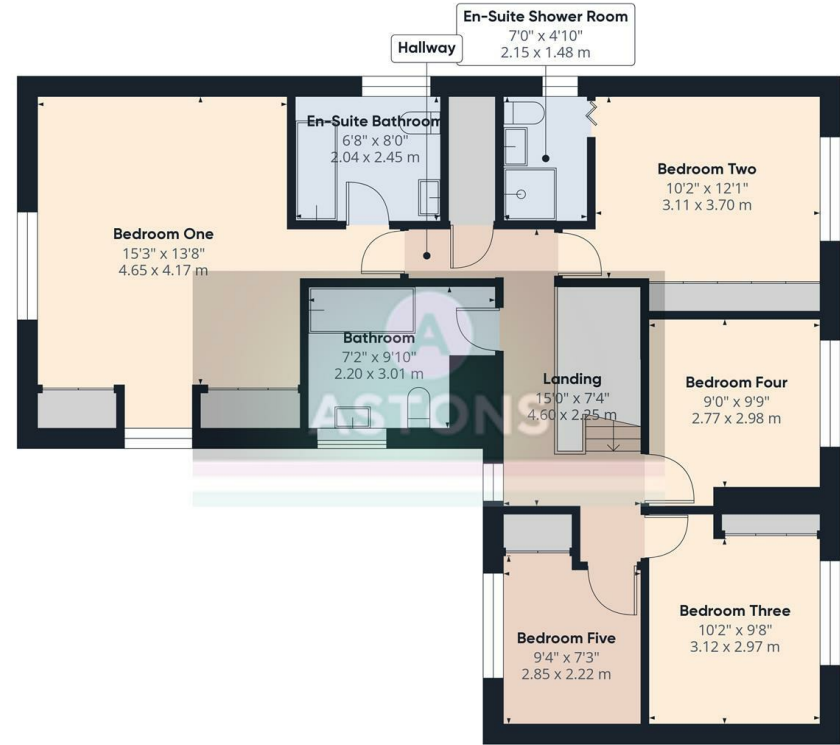
Reduced headroom
5.75 ft²
0.53 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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Floor 1



Approximate total area⁽¹⁾

946.26 ft²
87.91 m²

(1) Excluding balconies and terraces

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