



Henley Close  
Maidenbower, Sussex RH10 7QU

**£625,000**



Situated in the sought after area of Maidenbower, Crawley, this well presented four bedroom detached house on Henley Close offers a perfect blend of comfort and modern living. The property, built in 1997 by Bryant Homes to their "Coniston" design, boasts a spacious layout that is ideal for families or those who enjoy entertaining.

The house offers two generous reception rooms, providing ample space for relaxation and social gatherings. The property benefits from a refitted kitchen/breakfast room with quality integrated appliances, separate utility room. The family bathroom, downstairs cloakroom and en-suite shower room to the main bedroom were all refitted in 2022 with white suites, integrated storage and digital showers.

Outside, the property features a driveway with parking for two/three cars which leads to the converted double garage- currently used as a gym; but could be easily converted back to a garage. The garden to the rear is level and has a large decked seating area- perfect for entertaining.

The surrounding area is known for its friendly community and excellent local amenities, including schools, parks, and shops, all within easy reach. Don't miss the chance to make this delightful family property your own.





### Hallway

Composite front door, double glazed window with fitted shutters, wood effect flooring, coving, stairs to the first floor, doors to:

### Downstairs Cloakroom

Refitted white suite comprising a wc, hand basin with a mixer tap and unit below, tiled splashbacks, wood effect flooring, heated towel rail, obscured double glazed window with fitted shutters.



### Living Room

Double aspect with double glazed window to the front and double glazed french casement doors to the garden and windows to either side all with fitted shutters, feature wood burning stove, two radiators, coving, wall lights.



### Dining Room

Double glazed window to the front with fitted shutters, radiator, wood effect flooring, coving.



### Kitchen/Breakfast Room

Refitted range of base and eye level modern units with work surfaces over and matching splashbacks, under unit and plinth lighting, breakfast bar peninsular, sink with a mixer tap, built in eye level Neff oven with "hide and slide" door, built in combination oven/microwave above, inset five ring gas hob with feature extractor hood above, integrated larder fridge and Bosch dishwasher, radiator, triple aspect double glazed windows to the rear, wood effect flooring, door to:

### Utility Room

Refitted range of base and eye level units with work surfaces over and matching splashbacks, sink with a mixer tap, space and plumbing for a washing machine and further space for a tumble dryer, extractor fan, radiator, wood effect flooring, double glazed door to the garden.

### Landing

Airing cupboard, access to the part boarded loft space via a pull down ladder, doors to:

### Bedroom One

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

### En-Suite Shower Room

Refitted white suite comprising a shower cubicle with a digital Aqualisa "remote start" shower unit with a fixed and hand held head, hand basin with a mixer tap and unit below, wc, heated towel rail, extractor fan, double glazed obscured window, recessed down lighters.

### Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

### Bedroom Three

Double glazed window to the front, radiator.

### Bedroom Four

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

### Family Bathroom

Refitted white suite comprising a P-shaped shower bath with a mixer tap, digital Mira shower unit with a fixed and hand held head and glass screen, hand basin with a mixer tap and unit below, wc, wall mounted storage cabinet, heated towel rail, extractor fan, recessed down lighters, obscured double glazed window.

### To The Front

The property is approached via a driveway with parking for two cars which leads to the garage, path to the front door with lawned areas to either side, further pathway leads to the side access gate and personal door to the garage.

### Detached Double Garage

The garage has been converted and is currently used as a gym/storage area. There is wood laminate flooring, power, light and a boarded loft space above, double glazed personal door to the side.



### Rear Garden

The garden is mainly lawned with mature plant and hedge borders, there is a raised decked seating area and a patio area to the rear. To the side there is space to store bins, a log store and a gate to the front. There is a wooden shed to the rear and fence enclosed borders.

### Estate Agents Act 1979

Pursuant to the Estate Agents Act of 1979 the vendor of this property is a Director of Astons estate agents.

### 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.

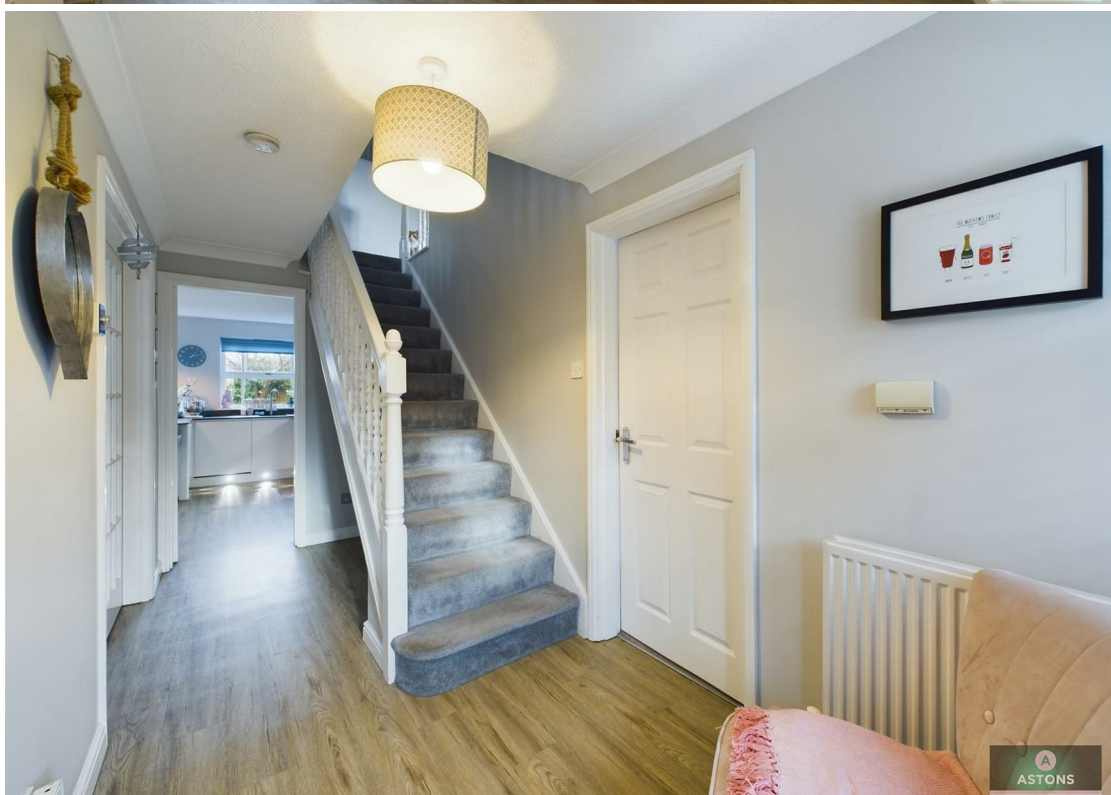
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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

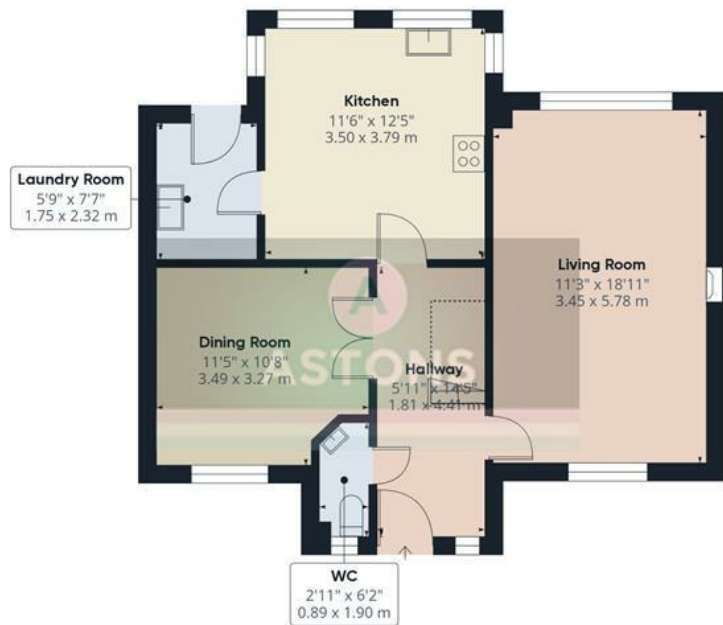
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



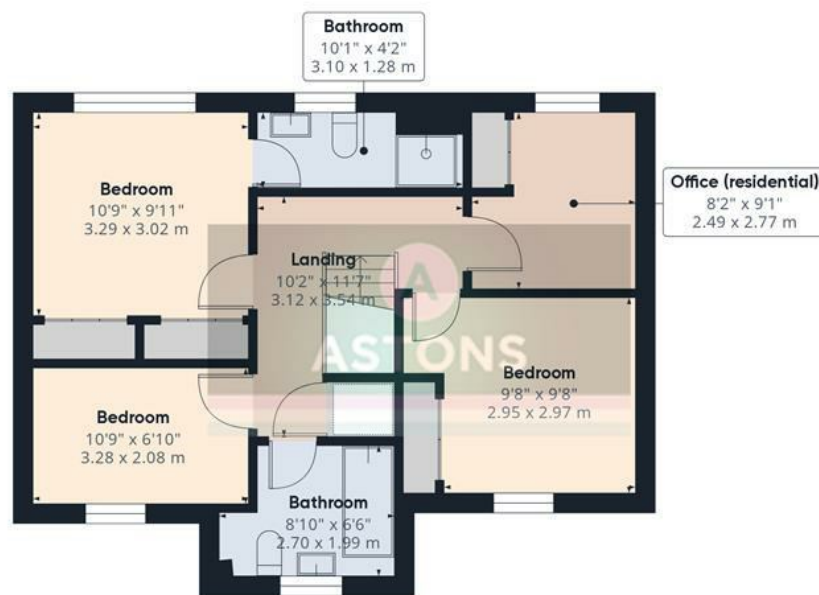








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>19</sup>

1416.64 ft<sup>2</sup>

131.61 m<sup>2</sup>

Reduced headroom

15.68 ft<sup>2</sup>

1.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

