



Boleyn Close  
Maidenbower, West Sussex RH10 7QJ

**Offers In Excess Of £335,000**



Astons are delighted to market this well presented two bedroom end of terrace house, located within the ever popular residential area of Maidenbower, situated within close proximity of local amenities, transport links and schools. Inside this wonderful property features a light and airy lounge/dining room, a refitted kitchen, a fitted downstairs cloakroom, two good sized bedrooms and a fitted bathroom. To the rear is a tranquil garden with double gates offering side access, to the front is allocated parking for two vehicles.





### Entrance Hallway

Replacement composite front door opening to entrance hallway which features stairs to first floor, radiator, access to under stairs cupboard, double glazed window to side aspect, doors to:



### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with splash back tiles, radiator, obscure double glazed window to front aspect.



### Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with induction hob, stainless steel sink with mixer-tap, wall mounted gas fire boiler, part tiled walls, double glazed window to front aspect.



### Lounge/Dining Room

Light and airy room with double glazed window to rear aspect, double glazed french doors to rear garden, radiator, coving.



### Landing

With access to airing cupboard, storage cupboard and loft space, doors to:

### Bedroom One

With double glazed windows to rear aspect, radiator, fitted wardrobe.









### Bedroom Two

With double glazed window to front aspect, radiator, fitted wardrobe.



### To The Rear

Decking seating area adjacent to property flowing through to raised pebble area, shed to rear, fence enclosed with double gate for side access, hedges to boarders.



### 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.



### Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with shower unit, part tiled walls, vinyl floor, extractor fan, obscure double glazed window to front aspect.



### Allocated Parking

This property comes with two allocated parking spaces, located to the side of the house.

### To The Front

Lawn front garden with patio path to front door.

