



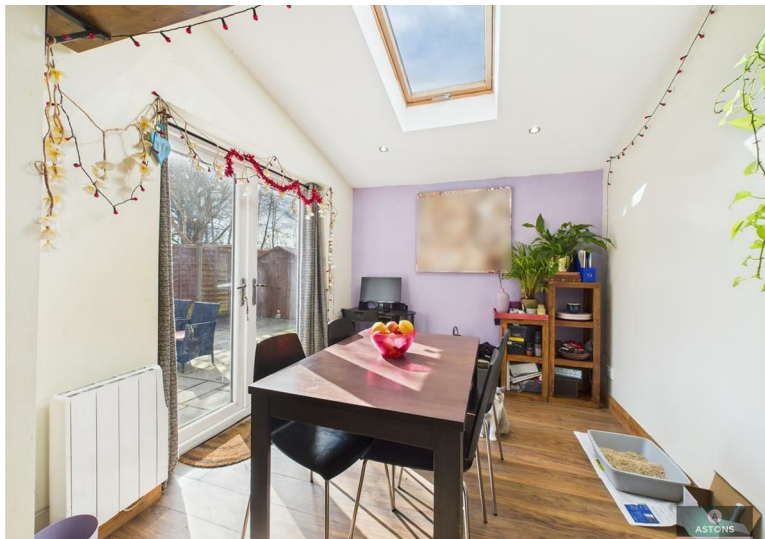
Brandon Close
Maidenbower, RH10 7NZ
£475,000

Astons are delighted to offer to the market this three bedroom link-detached house, which is situated within the popular Maidenbower area. The property offers spacious, extended downstairs living space, which is ideal for families, including a large kitchen/dining room. In addition to this there is a separate lounge, utility room and playroom.

The house also benefits from a downstairs cloakroom, en-suite shower room to the main bedroom and a family bathroom, making it very convenient for those busy family mornings!

This property benefits from a sense of community while being conveniently located near local amenities, well regarded local schools, parks and walks and transport links including the M23 motorway and Three Bridges mainline train station.

Do not miss the chance to make this lovely house your new home.



Entrance Hallway

Part double glazed front door, coving, door to:

Downstairs Cloakroom

White suite comprising a wc, hand basin with a mixer tap and tiled splashbacks, obscured double glazed window.



Lounge

Double glazed window to the front, wood flooring, radiator, double glazed window to the side, stairs to the first floor, recessed down lighters, coving.

Kitchen/Breakfast

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, space for a range style cooker with an extractor fan over, space for an American style fridge/freezer, drinks fridge, integrated dishwasher, radiator, double glazed window to the rear and side, under stairs cupboard, recessed down lighters, coving. Open through to:

Utility Room

Range of base and level units with work surfaces over and tiled splash backs, stainless steel sink with a mixer tap and drainer, space for a washing machine and tumble dryer, double glazed door to the garden,

Dining Room

Double glazed French casement doors to the garden, double glazed velux window, wood effect flooring, electric radiator.

Playroom

Radiator, recessed down lighters.

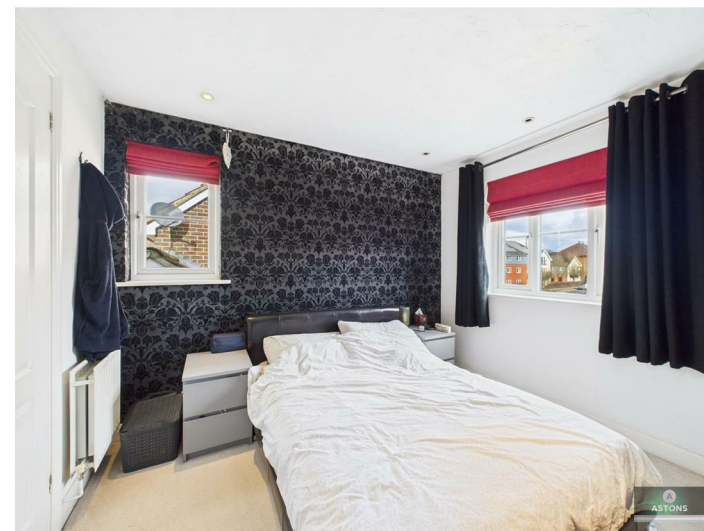


Landing

Access to the partly boarded loft space via a pull down ladder, airing cupboard, recessed down lighters, doors to:

Bedroom One

Double glazed windows to two sides, built in wardrobes, radiator, recessed down lighters, door to:



En-Suite Shower Room

White suite comprising a shower cubicle with digital Aqualisa shower unit with remote start/stop, hand basin with a mixer tap and units below, wc with a concealed cistern, heated towel rail, tiled walls and floor, obscured double glazed window, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator, recessed down lighters.





Bedroom Three

Double glazed window to the rear, radiator.



Bathroom

White suite comprising a panel enclosed bath with a central mixer tap and mixer shower over with a glass screen, hand basin with a mixer tap and unit below, wc with a concealed cistern, tiled walls, tiled floor, extractor fan, obscured double glazed window, heated towel rail.

To The Front

Block paved driveway with parking for three cars.

Rear Garden

The garden enjoys a westerly aspect and comprises a paved patio area adjacent to the rear of the house which extends one side to the rear, lawned area with fence enclosed borders, side access gate



Garage/Storage

The garage has been largely converted to create the playroom. There is a small area to the front with roll over door offering storage space.

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.

