



Laud Drive
Maidenbower, RH10 7WP

Guide Price £625,000

*** Guide price £625,000- £650,000 ***

Astons are pleased to offer to the market this extended five bedroom detached family home situated in the desirable area of Maidenbower, Crawley. This impressive detached house on Laud Drive offers a perfect blend of space and comfort for modern family living.

The house benefits from three reception rooms, including a bar/games room which could be an excellent playroom or home office. There is also a spacious living room leading through to the dining room at the rear.

The property, with its extended accommodation, offers four double bedrooms and a further single bedroom, which could also be a study. The main bedroom benefits from an en-suite shower room and there is a further family bathroom.

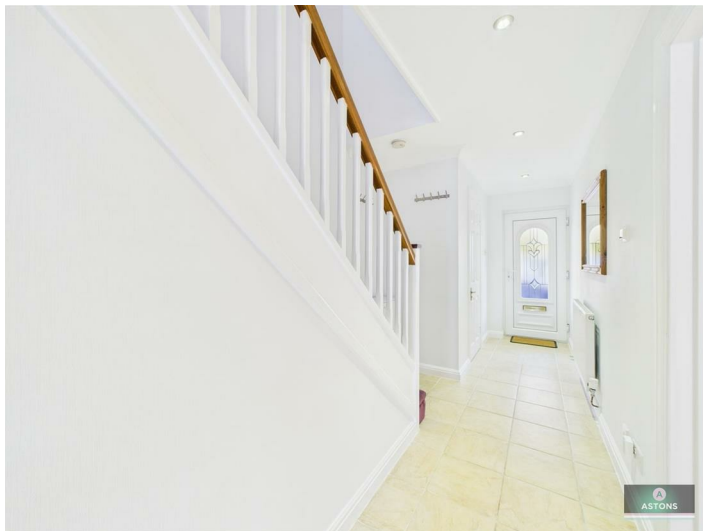
The property is situated within a the sought after Maidenbower area close to the centre with shops, and amenities and is also close to Three Bridges mainline train station and M23 junction 10a. The surrounding area offers a variety of parks and recreational facilities including Tilgate Park and the Worth Way, perfect for outdoor activities and family outings.

With its generous living spaces, multiple bedrooms, and convenient location, it is sure to meet the needs of any growing family. Do not miss the chance to make this wonderful property your new home.



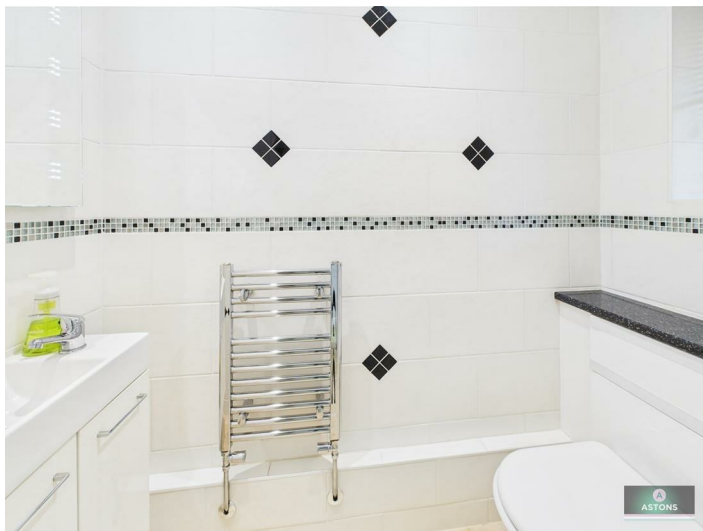
Hallway

Part double glazed front door, tiled floor with under floor heating, coving, recessed down lighters, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc, hand basin with a mixer tap and units below, heated towel rail, tiled walls, obscured double glazed window, recessed down lighters, coving.



Lounge

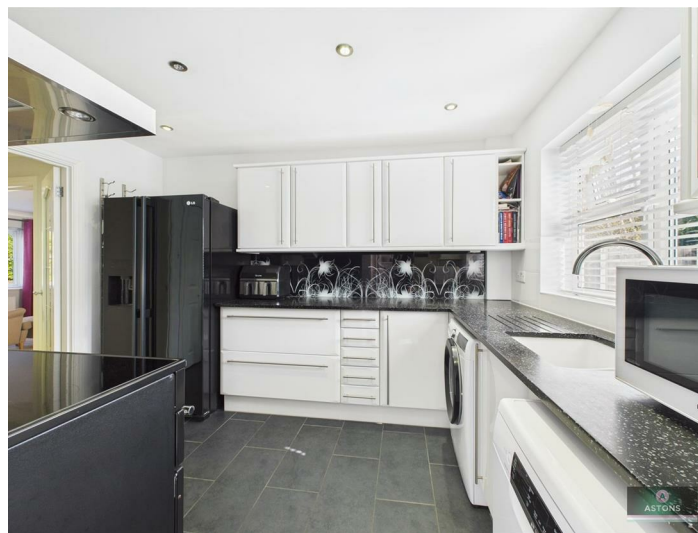
Double glazed window to the front, radiator, fireplace with mantel surround and electric fire, coving, doorway to:

Dining Room

Double glazed patio doors to the garden, radiator, coving.

Kitchen

Range of base and eye level units with granite work surfaces over and tiled splash backs, under unit lighting, inset sink with a mixer tap and drainer, space for a range style cooker with a stainless steel extractor hood above, space for an American style fridge/freezer, washing machine and dishwasher, recessed down lighters, tiled floor with under floor heating, double glazed window to the rear, open through to:



Breakfast Room

Double glazed door and window to the garden, tiled floor with under floor heating, coving, recessed down lighters, vertical radiator, door to:

Bar/Games Room

Double glazed window to the front and obscured double glazed window to the side, radiator, wood effect flooring, feature bar area with a solid wood bar top, shelving with lighting and space for a drinks fridge, recessed down lighters.

Landing

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

Bedroom One

Double glazed window to the front, radiator, fitted wardrobes with sliding doors, coving, recessed down lighters, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin, wc, part tiled, part wood panelled walls, tiled floor with under floor heating, obscured double glazed window, recessed down lighters, heated towel rail, extractor fan.



Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobe with sliding mirror fronted doors, coving, recessed down lighters.





Bedroom Five

Double glazed window to the side, radiator, coving, recessed down lighters.

Bathroom

White suite comprising a P-shaped panel enclosed bath with a mixer tap and shower attached, hand basin with a mixer tap and unit below, wc with a concealed cistern, tiled walls, heated towel rail, tiled floor, obscured double glazed window, extractor fan, recessed down lighters.

To The Front

Block paved driveway with parking for three cars, side access gate to the rear, canopy porch over the front door.

Rear Garden

The garden enjoys a westerly aspect and comprises a block paved patio area adjacent to the house leading to a lawned area with fence enclosed borders, decked seating terrace to the rear, side access gate, large storage shed to the side of the house, external tap and power sockets.



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.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

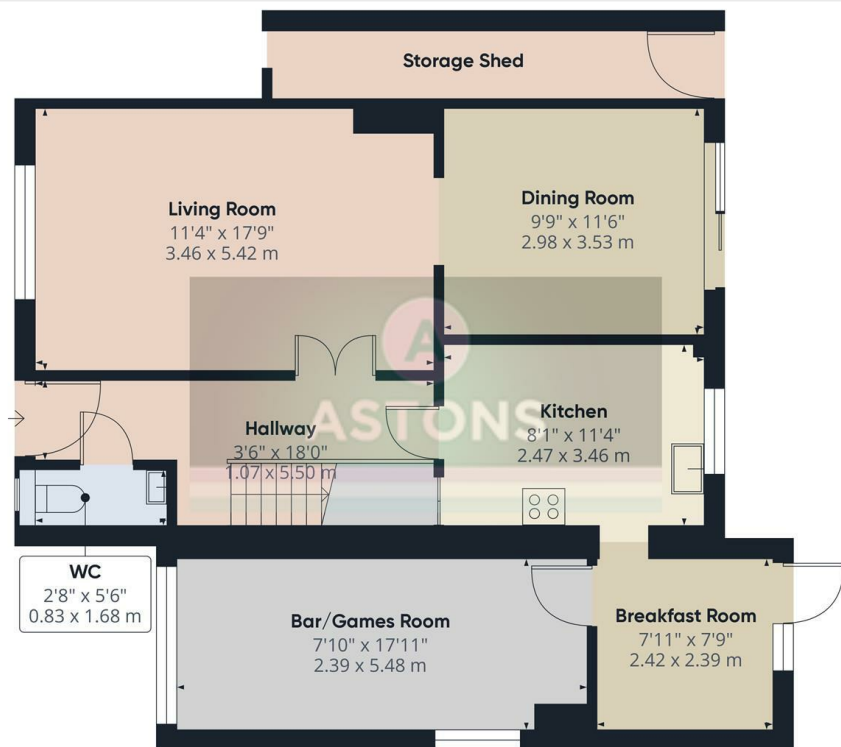
Bedroom Three

Double glazed window to the rear, fitted wardrobes with sliding mirror fronted doors, radiator, coving, recessed down lighters.



Bedroom Four

Double glazed window to the front, radiator, coving, recessed down lighters, fitted wardrobes with sliding mirror fronted doors.



Ground Floor



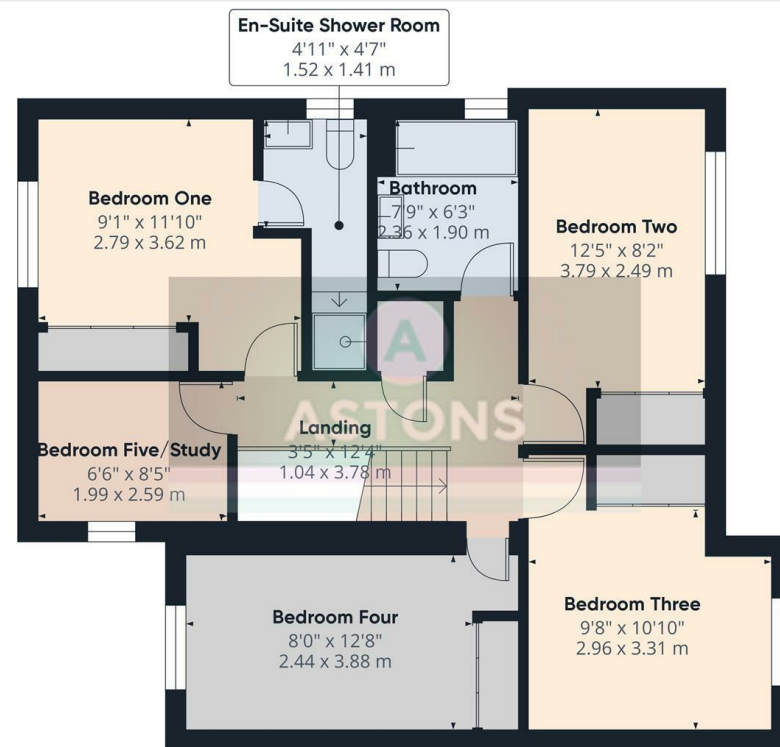
Approximate total area⁽¹⁾
733.45 ft²
68.14 m²

(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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Floor 1



Approximate total area⁽¹⁾
688.24 ft²
63.94 m²

(1) Excluding balconies and terraces.

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