



Cranmer Walk  
Maidenbower, RH10 7WR

£375,000

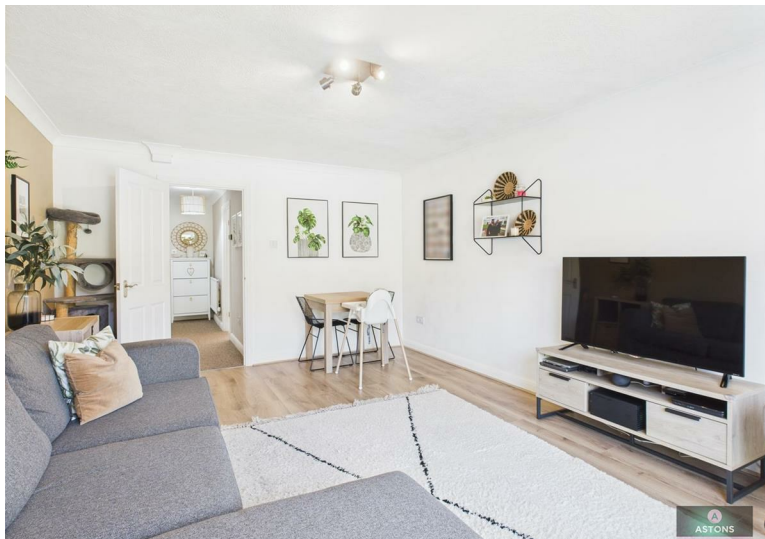


Astons are offering this delightful two double bedroom semi-detached house to the market which is centrally located within the popular Maidenbower area of Crawley. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The property is positioned on a wider than average corner plot which makes the rear garden a stand out feature of the home- an ideal retreat after a busy day at work! The property further benefits from a spacious living room, modern kitchen and a white bathroom suite with an Aqualisa shower over the bath.

The house also benefits from a garage with eaves storage space and there is a further parking space to the front of it. There are also further visitor parking spaces in the close. The property is ideally located close to transport links, including Three Bridges mainline train station, shops, parks and well regarded schools for all ages.

In summary, this semi-detached house on Cranmer Walk presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-designed home. Don't miss the chance to make this lovely property your own.





### Hallway

Front door, radiator, stairs to the first floor, under stairs cupboards, coving, thermostat, doors to:

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with an induction hob above and extractor hood over, space for a fridge/freezer, washing machine and slimline dishwasher, wood effect flooring, gas fired boiler, double glazed window to the front.

### Lounge/Dining Room

Double glazed patio doors to the garden, wood effect flooring, radiator.



### Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom One

Double glazed window to the rear, radiator, wood effect flooring, built in wardrobe with sliding mirror fronted doors.

### Bedroom Two

Double glazed window to the front, radiator, wood effect flooring.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and Aqualisa shower unit over and glass screen, pedestal hand basin with a mixer tap, wc, part tiled walls, radiator, obscured double glazed window.

### To The Front

Picket fence boundary with gated access, raised wall flower bed, path

to the front door with stone chipped garden area, gated access to the rear.



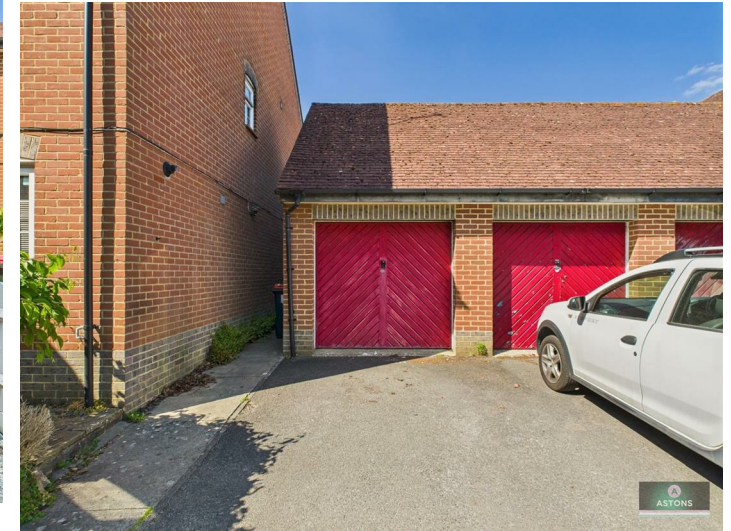
### Rear Garden

The garden is good size and is an attractive feature of the property and comprises a patio area adjacent to the house which extends to the side where there is a wooden shed and gated access to the front. The rest of the garden is laid to lawn with fence enclosed borders and a decked terrace to the rear with pergola over, creating a lovely seating area.



### Garage

Located close to the property and comprises an up and over door and eaves storage.



### Parking

There is a parking space to the front of the garage and further visitor bays nearby.

### 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.





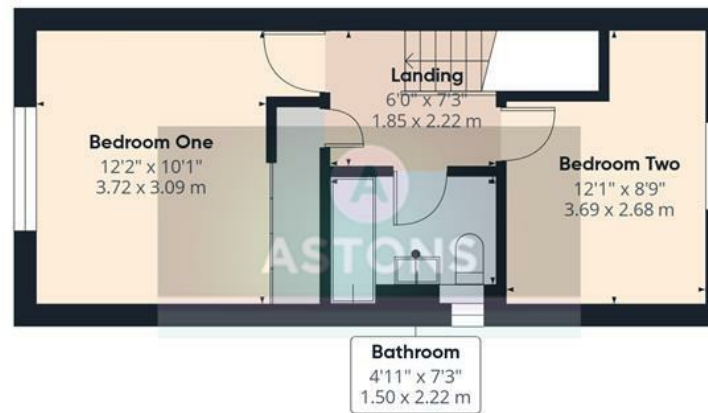








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**  
838 ft<sup>2</sup>  
77.9 m<sup>2</sup>

(1) Excluding balconies and terraces

