



Kendale Close
Maldenbury, West Sussex RH10 7HX

£695,000

Astons are delighted to offer to the market this spacious four bedroom detached family home, which was built by Bryant Homes to their popular "Malden" design. The house is ideally positioned at the end of a cul de sac which contains similar detached houses, and is on a good sized plot, with a westerly facing rear garden.

The property benefits from an open plan kitchen/dining room, with refitted units and some integrated quality appliances, ideal for social family life. The property further benefits from a spacious dual aspect living room, a playroom/office, utility room and a refitted boiler which was installed in December 2024.

Upstairs the house offer four bedrooms, one with an en-suite bathroom, and a family shower room with a walk-in shower cubicle. To the front the property is approached via a large driveway with parking for several cars which leads to the detached double garage.

The property is located within the popular Maidenbower which is perfect for family life with well regarded schools for all ages, parks, shops and local amenities. Access to the M23 motorway and Three Bridges mainline train station are within close proximity.



Hallway

Replacement upvc double glazed front door with double glazed obscure windows to either side, radiator, coving, under stairs cupboard, thermostat, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a W.C. and a wash hand basin with tiled splashbacks, obscure double glazed window.

Living Room

Double glazed bay window to the front aspect, double glazed french doors to the garden with windows to either side, feature wood burning stove with wooden mantel over, two radiators, coving, door to:

Kitchen/Dining Room

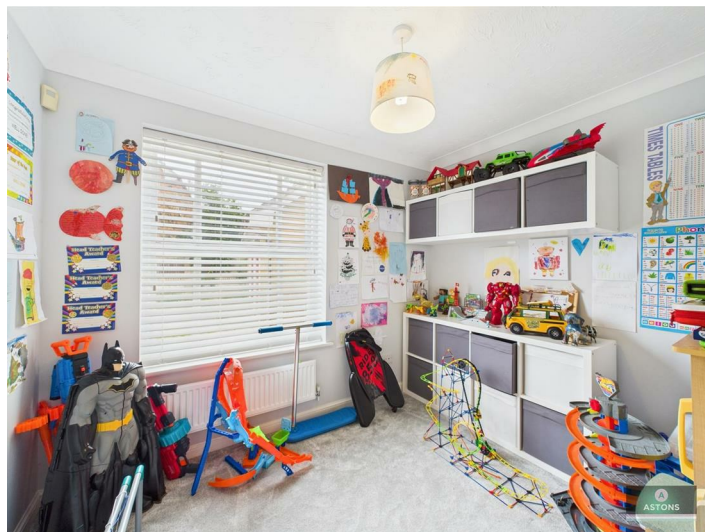
Refitted range of base and eye level modern units with stone work surfaces over, under unit lighting, matching splashbacks and part tiled walls, inset one and a half bowl sink with a mixer tap and drainer, built in stainless steel AEG double ovens, five ring gas hob above and extractor hood above, space for an American style fridge/freezer, integrated dishwasher, double glazed window to the rear and further double glazed bay window to the rear, wood effect flooring, recessed down lighters, breakfast bar divide to the dining area, radiator.

Utility Room

Work surface to one side with an inset stainless steel sink unit and a cupboard below. Space and plumbing for a washing machine and tumble dryer, replacement gas fired boiler installed December 2020/21,, replacement double glazed door to the side.

Play Room/Office

Double glazed window to the front, radiator, coving.



Landing

Double glazed window to the front, coving, access to the loft space, airing cupboard, radiator, doors to:

Bedroom One

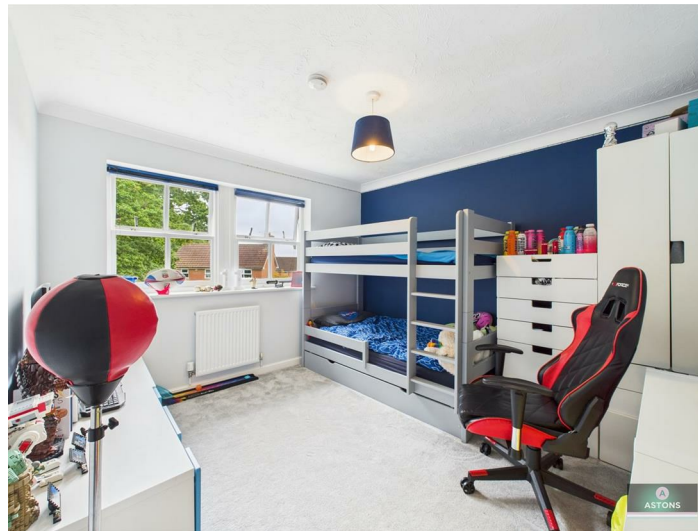
Double glazed window to the rear, radiator, built in wardrobes, coving, door to:

En-Suite Bathroom

White suite comprising a panel enclosed bath, shower cubicle with a mixer shower unit, hand basin with a mixer tap and units below, W.C. with a concealed cistern, fitted wall units, obscure double glazed window, heated towel rail, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator, coving.



Bedroom Three

Double glazed window to the front, radiator, built in wardrobe, coving.



Bedroom Four

Double glazed window to the front, radiator, coving.



Shower Room

White suite comprising a walk in shower cubicle with a mixer shower unit with fixed rainfall and hand held heads, hand basin with a mixer tap and vanity units below, wc, tiled walls and floor, wall unit, shaver point, obscured double glazed window, extractor fan, heated towel rail.

To The Front

Driveway with parking for several cars which leads to the double garage, path to the front door with garden areas to either side comprising raised beds and lawned areas, gated access leading to the rear garden.

Detached Double Garage

With two up and over doors, power and light, eaves storage, personal door to the side.

Rear Garden

The garden is an important feature of the house as it has a westerly aspect, is a good size and has a high degree of seclusion. The majority of the garden is laid to lawn with a patio area adjacent to the house and mature trees, plants and shrubs borders.

Side Garden

To the side of the house there is space to potentially extend with a side access gate and a path leading to the personal door to the garage.

Anti Money Laundering

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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.

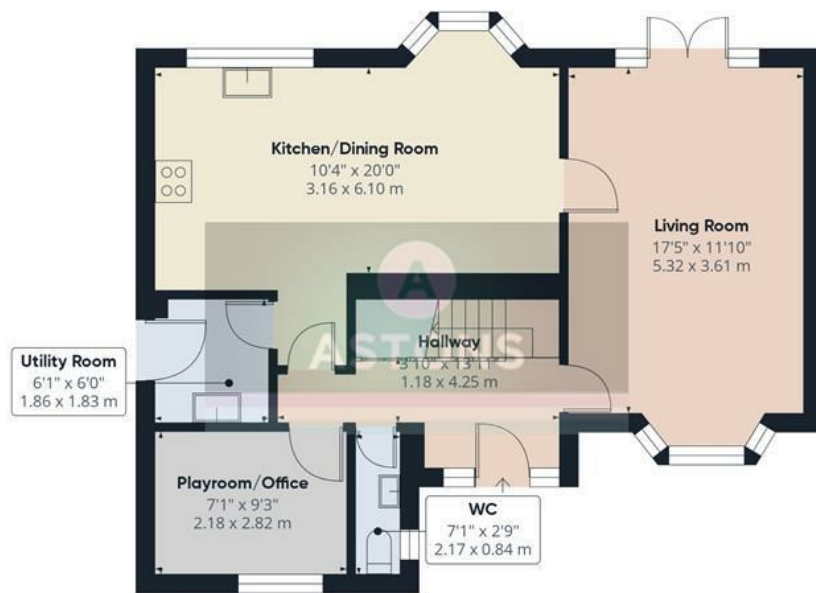
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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



Approximate total area⁽¹⁾

1581 ft²
146.8 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

