



Moorland Road  
Maidenbower, West Sussex RH10 7JB

**£685,000**



Astons are delighted to offer this well presented, extended and well maintained four bedroom detached house with a double garage, which is situated on Maidenbower. The accommodation includes an entrance hall, study, lounge/dining room, recently added orangery, refitted kitchen/breakfast room with dining area, utility room, refitted downstairs cloakroom, four bedrooms with an en-suite bathroom to the master, and a refitted family shower room with digital Mira shower. The property further benefits from Upvc double glazing, gas heating to radiators, an enclosed westerly facing rear garden with an enclosed hot tub and gated side access, and a double garage with electronically operated door and driveway for at least two cars.



### Hallway

Part double glazed front door, coving, tiled floor, radiator, thermostat, storage cupboard, stairs to the first floor, doors to:



### Lounge

Double glazed window to the front, feature electric fireplace with stone surround, two radiators, coving, double glazed french casement doors to:

### Orangery

Double glazed windows to two sides with double glazed high level windows to a third, double glazed bi-folding doors to the garden, glass roof, tiled floor with under floor heating, recessed perimeter down lighters.

### Kitchen/Dining Room

Range of base and eye level modern units with granite work surfaces over and matching splash backs, part tiled walls above, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level Neff double oven, four ring Neff hob with a stainless steel Neff extractor hood above, integrated dishwasher, space for an American style fridge/freezer, breakfast bar divide to the dining area, double glazed window to the rear, double glazed french casement doors to the garden, further double glazed window to the side, tiled floor.

### Utility Room

Range of base and eye level units with work surfaces over, matching splash backs and tiled above, inset stainless steel sink, space for a washing machine and tumble dryer, radiator, double glazed window to the side, tiled floor, door to:

### Study

Double glazed window to the front, radiator.



### Downstairs Cloakroom

White suite comprising a W.C. hand basin with a mixer tap and storage unit below, heated towel rail, tiled walls and floor, recessed down lighter, feature recess with spot light,

### Landing

Double glazed window to the front with fitted shutters, access to the loft space, radiator, airing cupboard, doors to:



### Bedroom One

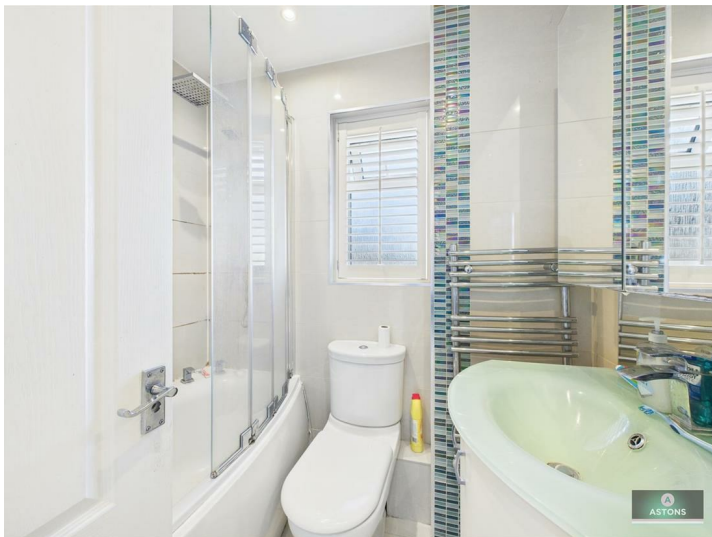
Double glazed window to the rear, radiator, dressing area with built in wardrobes to one wall, radiator, recessed down lighters, door to:

### En-Suite Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit over with two heads and with a glass folding screen, coloured glass hand basin with a mixer tap and vanity unit below, W.C. tiled walls and floor, obscured double glazed window, heated towel rail, shaver point, recessed down lighters, extractor fan.







### Bedroom Two

Double glazed window to the rear with fitted shutters, radiator, fitted wardrobe.

### Bedroom Three

Double glazed window to the front with fitted shutters, radiator, built in wardrobe.

### Bedroom Four

Double glazed window to the rear with fitted shutters, radiator.

### Shower Room

Refitted white suite comprising a large shower cubicle with a digital Mira shower unit and fixed rainfall head and separate hand held head, hand basin with a mixer tap, W.C. heated towel rail, part tiled walls, tiled floor, recessed down lighters, obscured double glazed window, extractor fan.

### To The Front

There is a driveway with parking for two cars which leads to the double garage and front door, garden area to the front with feature shrubs.

### Rear Garden

The garden has a westerly aspect and comprises a decked seating area to the rear of the house with three steps up to a lawned area with a garden building which houses a hot tub, further decked pathway to the side leading to a shed, side access, fence enclosed borders.



### Double Garage

With an electric up and over door, power and light, personal door to the house and further door to the side, obscured window to the front, gas fired boiler.

### 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 £150 per transaction

- Open Convey panel £150 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.



