



Westminster Road
Maidenbower, Sussex RH10 7WZ
£650,000

Astons are delighted to offer to the market this stunning four bedroom detached family home. The property is located in a premium position within the popular Maidenbower area of Crawley and benefits from the considerable improvements that the current owners have carried out. The property now offers a large open-plan kitchen/dining room with refitted units and a central island unit, an additional playroom/office and a refitted family bathroom.

The house also benefits from a spacious living room, downstairs cloakroom and an en-suite shower room to the main bedroom. Outside the property is approached via driveway with parking for three cars and to the rear there is a level, south facing garden which enjoys a good degree of seclusion.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its spacious interiors and practical features, this detached house on Westminster Road is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming house your new home.



Hallway

Double glazed front door, wood effect Amtico LVT herringbone flooring, coving, recessed lights, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc with a concealed cistern and pedestal hand basin with a mixer tap and tiled splashbacks, heated towel rail, obscured double glazed window, wood effect Amtico LVT herringbone flooring.

Living Room

Double glazed window to the front with plantation shutters, radiator, double doors to:



Kitchen/Dining Room

Refitted range of base and eye level units with quartz work surfaces over and matching splashbacks, central island unit, inset one and a half bowl sink unit with a mixer tap and drainer, two built in side by side eye level ovens, gas hob with an extractor fan above, integrated fridge/freezer, dishwasher and washing machine, under unit lighting, recessed down lighters, two vertical radiators, under stairs cupboard, wood effect Amtico LVT herringbone flooring, double glazed bi-fold doors to the garden, double glazed window to the rear.

Playroom/Office

Double glazed window to the front with plantation shutters, radiator, wood effect Amtico LVT herringbone flooring, access to the loft space, recessed down lighters.



Landing

Access to the part boarded loft space, airing cupboard, coving, doors to:

Bedroom One

Double glazed window to the front, radiator, coving, fitted wardrobes with sliding mirror fronted doors, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, part tiled walls, tiled floor, obscured double glazed window, heated towel rail.



Bedroom Two

Double glazed window to the rear, radiator, coving.





Bedroom Three

Double glazed window to the side, radiator, coving.



Bedroom Four

Double glazed window to the rear, fitted wardrobes, coving.

Bathroom

Refitted white suite comprising a panel enclosed bath with a central mixer tap and hand held shower attachment,

separate shower cubicle with an Aqualisa shower unit and recessed shelf, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, tiled walls, wood effect ceramic tiles with under floor heating, heated towel rail, recessed down lighters, obscured double window.



To The Front

Driveway with parking for three cars with a lawned area to the side and feature tree, side access gate, leads to the front door with storm porch over.

Rear Garden

The garden enjoys a good degree of seclusion and has a southerly aspect. It comprises a paved patio terrace adjacent to the house leading to a lawned area with raised planter borders, side access gate, fence enclosed, large storage shed to the side of the property.



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.

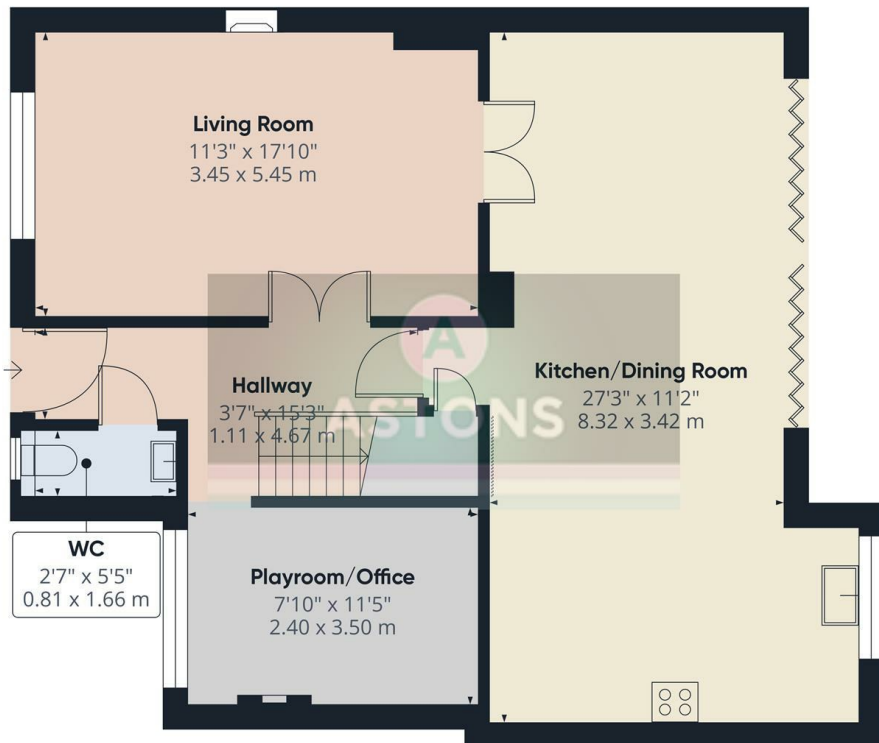
Disclaimer

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

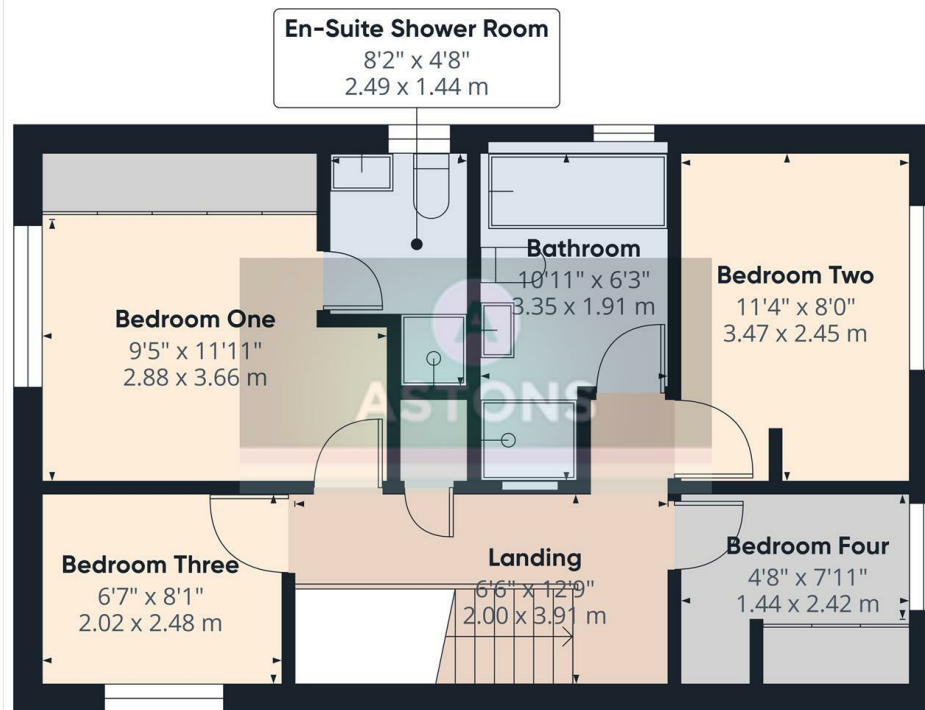


Approximate total area⁽¹⁾
751 ft²
69.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE360



Floor 1



Approximate total area⁽¹⁾
487 ft²
45.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

QIRAFFE360

