



Bellamy Road  
Maidenbower, WEST SUSSEX RH10 7LW

£539,950

Astons are pleased to offer to the market this four bedroom detached family home, situated within the popular Maidenbower area. The property is well presented and neutrally decorated throughout and benefits from an open plan kitchen/dining room with modern white units and integrated appliances. From the kitchen area there is a separate utility room which is a practical alteration which has been made to the property.

The house further benefits from a good sized lounge, a downstairs cloakroom, main bedroom with en-suite shower room and three further bedrooms and a family bathroom. Outside the property has a driveway to the front with parking for two cars and to the rear there is south facing garden with paved seating terrace and lawned area.

Maidenbower is a sought-after location and the area is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood. There are also well regarded schools for all ages located nearby.

This home presents a wonderful opportunity for anyone looking to enjoy a spacious and well-equipped living environment in Maidenbower. With its attractive features and prime location, it is sure to appeal to a variety of buyers. The property is being offered with no onward chain - do not miss the chance to make this delightful house your own.



### Hallway

Part double glazed front door, wood effect flooring, coving, door to:

### Downstairs Cloakroom

White suite comprising a wc and hand basin, tiled floor, extractor fan, radiator.



### Lounge

Double glazed window to the front, radiator, coving, under stairs cupboard, wood effect flooring, stairs to the first floor, open through to:

### Kitchen/Dining Room

Range of base and eye level white units with work surfaces over and splashbacks, inset stainless steel one and a half bowl sink with a mixer tap and drainer, five ring gas hob with an extractor fan over, built in eye level double oven, integrated fridge/freezer, dishwasher and drinks fridge, two display units, double glazed window to the rear, wood effect flooring, recessed down lighters, double glazed French casement doors to the garden, feature vertical radiator, doorway to:

### Utility Room

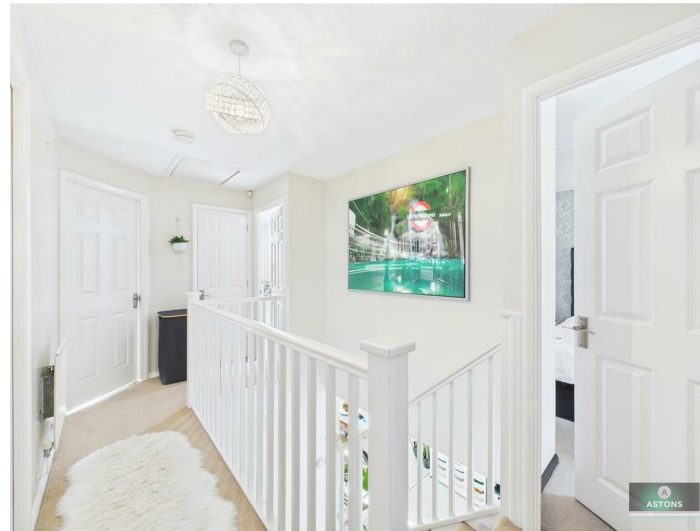
Range of base and eye level units with work surfaces over and splashbacks, small stainless steel sink with a mixer

tap, space for a washing machine and tumble dryer, wood effect flooring, double glazed door to the side.



### Landing

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



### Bedroom One

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

### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit with a large fixed rainfall head and separate hand held head, pedestal hand basin, wc, part tiled walls, obscured double glazed window, heated towel rail, extractor fan.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

### Bedroom Three

Double glazed window to the rear, radiator.



### Bedroom Four

Double glazed window to the front, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap, shower attachment and separate fixed rainfall head, pedestal hand basin, wc, part tiled walls, obscured double glazed window, tiled floor, heated towel rail, extractor fan.





### To The Front

Driveway with parking for two cars, path to the side access and front door, hedge border.

### Garage

The garage has been partially converted and is now a storage area with an up and over door.

### Rear Garden

Paved patio terrace adjacent to the house, raised sleeper wall divide to a lawned area with fence enclosed borders, raised plant border to the rear, side access gate to the front.



### 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.

