



Moorland Road
Maidenbower, West Sussex RH10 7JB

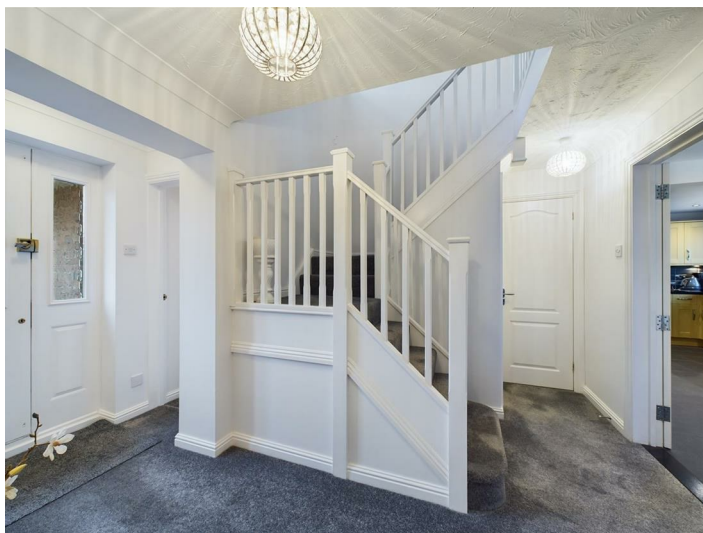
£675,000

Astons are delighted to offer to the market this very well presented four bedroom detached family home. The property has been extensively improved by the current owners and benefits from a spacious kitchen/dining room with a breakfast bar and integrated appliances, a refitted utility room, a fitted en-suite shower room to the main bedroom with a "walk-in" shower cubicle, and a refitted family bathroom. The accommodation further offers a large dual aspect lounge and a study. Outside the house has a south-west facing rear garden with a replacement paved patio seating terrace, and to the front there is a driveway with parking for two cars leading to the double garage. EPC rating C.



Hallway

Front door, radiator, coving, stairs to the first floor, storage cupboard.



Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin, tiled walls, tiled floor, heated towel rail, extractor fan.

Lounge

Double glazed bo

Study

Double glazed window, radiator.



Kitchen/Dining Room

Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, under unit lighting inset sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset induction hob with a stainless steel extractor hood above, built in fridge/freeze, breakfast bar, double glazed windows to two sides, tiled floor, two radiators, recessed down lighters.

Utility Room

Refitted range of base level white handle less units, with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine, tiled floor, double glazed window, door to the garage.

Landing

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



Bedroom One

Double glazed window to the rear, radiator, coving, archway to the dressing area with built in wardrobes to one side, radiator, door to:

En-Suite Shower Room

Refitted white suite comprising a large walk-in shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, wood effect flooring, obscured double glazed window, extractor fan, heated towel rail. Mirrored wall unit with light.

Bedroom Two

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

Bedroom Three

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





Bedroom Four

Double glazed window to the rear, radiator.



Family Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and mixer shower unit over with a glass screen, hand basin with a mixer tap and unit below, wc, part tiled walls, tiled floor, heated towel rail, mirrored wall unit with light, extractor fan, obscured double glazed window.



Double Garage

With an up and over door, power and light, gas fired boiler, electric heater, double glazed window, personal doors the house and side.

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.

To The Front

The property is approached via a driveway which provides parking for two cars and leads to the double garage. To the side there is lawned area and a gate leading to the rear garden.

Rear Garden

Paved patio adjacent to the rear of the house which extends to the side path leading to an access gate to the front, the rest of the garden is lawned with fence borders, external tap.





Ground Floor

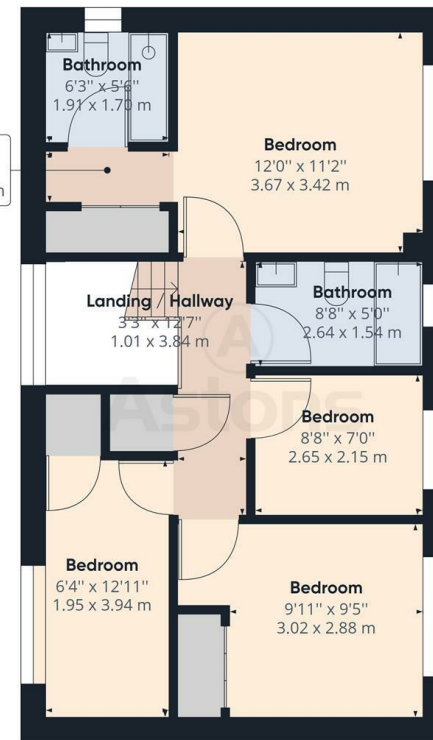


Approximate total area⁽¹⁾
1064.08 ft²
98.86 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
571.99 ft²
53.14 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

