



Niven Close
Maidenbower, West Sussex RH10 7ZH

£745,000

Astons are delighted to offer to the market this impressive detached house situated in a premier close within sought after Maidenbower area. The property offers a perfect blend of space and comfort for modern family living, with extended accommodation over three floors- providing six bedrooms, this property is ideal for larger families or those who enjoy hosting guests.

The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy family gathering or a more formal setting, these versatile areas can cater to your needs. The three bathrooms ensure that morning routines run smoothly, accommodating the demands of a busy household.

Outside, the property features parking for up to six vehicles, a rare find that adds convenience for families with multiple cars or for those who enjoy entertaining. The surrounding area is known for its community spirit and offers a range of local amenities, including shops, well regarded schools for all ages, and parks, making it an excellent choice for families.

This property presents a wonderful opportunity to create a home that meets all your needs in a sought-after location. With its spacious layout and practical features, it is sure to appeal to those looking for a comfortable and stylish living environment. Do not miss the chance to make this exceptional house your new home.



Hallway

Part double glazed front door, double glazed windows to the side and front, fitted entrance mat, wood flooring, radiator, under stairs cupboard, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc and a hand basin with a mixer tap and tiled splash backs, obscured double glazed window, tiled floor, coving, radiator.

Living Room

Double glazed window to the front and a double glazed window and door to the garden, wood flooring, feature living flame gas fire with a mantel surround, coving, two radiators, door to:

Dining Room

Radiator, wood flooring, open through to the conservatory.

Conservatory

Double glazed windows to two sides with a glass roof, tiled floor, radiator, double glazed French casement doors to the garden.

Kitchen/Breakfast Room

Range of base and eye level units with granite work surfaces over and tiled splashbacks, under unit lighting, breakfast bar, two inset one and a half bowl stainless steel sinks with a mixer tap and drainer, space for a range style cooker with an extractor hood above, further space for a washing machine and dishwasher. Double glazed window to the front, tiled floor, two radiators, door to:

Utility Room

Range of base and eye level units to one side with granite work surface over and tiled splashbacks, tiled floor, space for a fridge/freezer and tumble dryer, double glazed window to the side, double glazed door to the garden.

Landing

Airing cupboard housing a "Mega Flo" hot water pressurised cylinder, stairs to the second floor and doors to:

Bedroom Two

Double glazed window to the front, radiator, coving, door to:

En-Suite Bathroom

White suite comprising a panel enclosed bath with a mixer tap, separate shower cubicle with an Aqualisa shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, bidet, heated towel rail, tiled floor, obscure double glazed window, recessed down lighters, under floor heating.



Bedroom Three

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

Bedroom Five

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

Bedroom Six

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

Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and an Aqualisa shower unit over, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, heated towel rail, obscured double glazed window, tiled floor, fitted wall units, under floor heating.



Second Floor Landing

Double glazed velux window, recessed down lighters, doors to:

Bedroom One

Double glazed velux windows to the front, radiator, eaves cupboard, recessed down lighters, air conditioning unit, door to:

En-Suite Shower Room

Wet room with a walk-in shower cubicle with an Aqualisa shower unit, hand basin with a mixer tap, wc with a concealed cistern, bidet, tiled walls and floor, shaver point, recessed down lights, double glazed velux window.

Bedroom Four/Dressing Room

Double glazed velux windows to the front, radiator, built in wardrobe.

To The Front

The property is approached via a block paved driveway which leads to the double garage, there is a path to the front door and a garden area to the side, gated access to the rear.

Detached Double Garage

With two electric roll over doors, power and light, loft storage space, plastered walls and ceiling, personal door to the garden.



Rear Garden

The garden fans out to the rear and offers a good degree of seclusion. It comprises an Indian sand stone patio area adjacent to the rear of the house, sweeping lawned area with mature plant and shrub borders, feature waterfall and pond, wooden summerhouse, two wooden sheds, external tap, side access gate.



Disclaimer

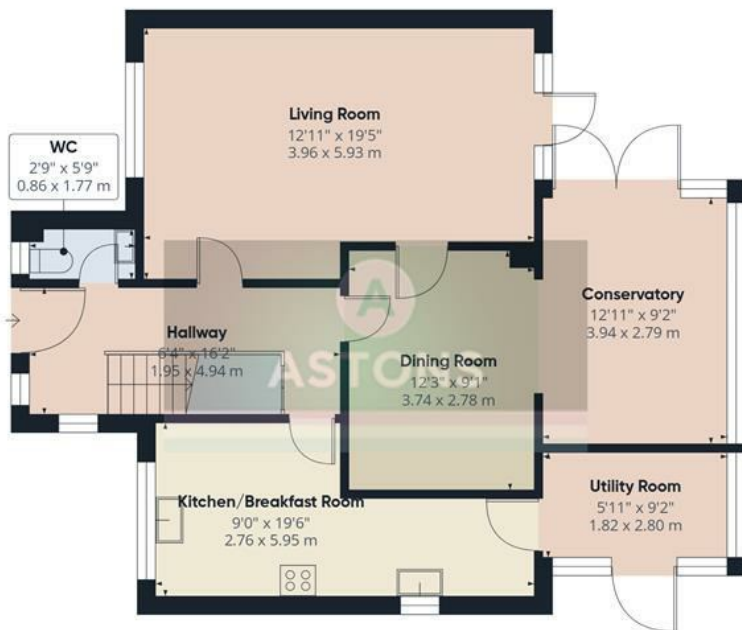
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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



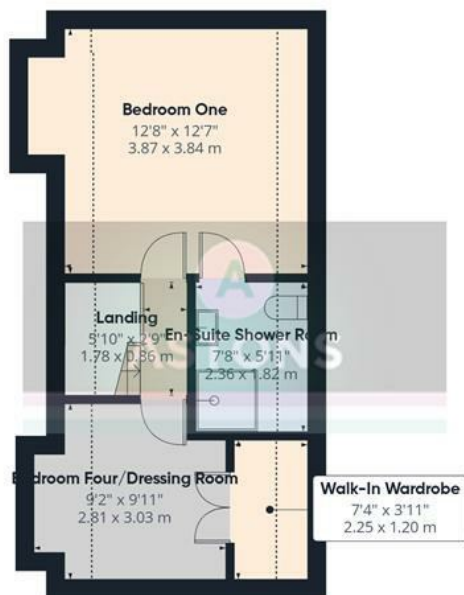




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1980 ft²
184.1 m²

Reduced headroom

93 ft²
8.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are

