



Stable Close  
Maidenbower, RH10 7QN

**£365,000**

Astons are pleased to present an excellent opportunity to acquire a delightful semi-detached house. This well-appointed property boasts two spacious bedrooms, making it ideal for small families, couples, or individuals seeking extra space. The layout includes a comfortable lounge/dining room, perfect for relaxation or entertaining guests.

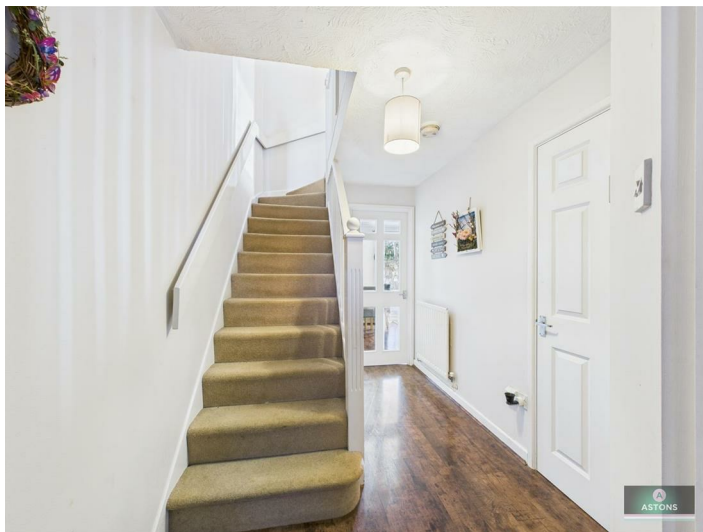
The house further benefits from a downstairs cloakroom, kitchen with integrated appliances, a refitted shower room, double glazed windows and gas radiator heating. Outside the property is positioned on a good sized plot which extends to the side, and offers a driveway with parking for two to three cars and the potential to extend, (subject to the usual planning permissions).

Located within the popular Maidenbower area Stable Close is not just a house; it is a home that offers a blend of comfort and practicality in a sought-after location. With its appealing features and proximity to local amenities, parks and schools, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home. The property is being offered with no onward chain.



### Hallway

Obscured double glazed front door, fitted entrance mat, radiator, bespoke under stairs storage units, wood effect flooring, stairs to the first floor, doors to:



### Downstairs Cloakroom

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

### Kitchen

Range of base and eye level units with solid wood work surfaces over and tiled splash backs, under unit lighting, inset stainless steel sink with a mixer tap and drainer, space for a range style cooker with a stainless steel extractor hood over, integrated fridge/freezer, slimline dishwasher and washing machine, double glazed window to the front, recessed down lighters.



### Lounge/Dining Room

Double glazed French casement doors to the garden, double glazed window, two radiators, wood effect flooring, coving.

### Landing

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

### Bedroom One

### Bedroom Two

Double glazed window to the front, radiator.



### Shower Room

White suite comprising a walk in shower cubicle with a mixer shower unit with fixed rainfall and separate hand held head, hand basin with a mixer tap, wc with a concealed cistern, tiled walls and floor with under floor heating, heated towel rail, obscured double glazed window, recessed down lighters, extractor fan, shaver point.

### To The Front

Path to the front door with small garden area to the side. The plot extends to the side of the house where there is a driveway.

### Parking

There is a driveway to the side of the property which offers parking for two to three cars.





### Rear Garden

The garden has a south/westerly aspect and comprises a paved patio area adjacent to the house leading to an artificial lawned area with plant and shrub borders, access gate to the front, fence enclosed borders.



### Anti Money Laundering

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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.

