



Heathcotes, Maidenbower, Crawley, RH10 7DN

GUIDE PRICE £525,000 - £550,000

Taylor Robinson is delighted to welcome to the market an immaculately presented 4 bedroom detached house in the highly sought after location of Maidenbower. The property in brief comprises of an entrance hall with access to a W.C., living room with bay window and a good sized modern kitchen/ diner with integrated appliances and French doors leading to the private rear garden. The first floor offers three good sized bedrooms. Bedroom two has fitted wardrobes and an en suite shower room and there is a family bathroom fitted in a white contemporary suite. The second floor offers a study and a light and airy bedroom with fitted wardrobes, Velux windows and an en suite shower room. Externally you will find a low maintenance rear garden mainly laid to lawn with patio area, water tap and fenced boundaries. The property also benefits from a garage with up and over door and power points, allocated parking space, double glazing, gas central heating and within easy access to the M23, local amenities and highly regarded schools.

Offers In The Region Of £525,000 Freehold

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- Guide Price £525,000 - £550,000
- Modern Kitchen/ Diner
- Garage
- Double Glazing & Gas Central Heating
- Immaculately Presented Throughout
- Downstairs W.C.
- Allocated Parking Space
- 4 Bedroom Detached House
- Study
- Sought After Location

Entrance

Hallway

15'5" x 4'0" (4.72 x 1.24)

Living Room

14'7" x 10'10" (4.47 x 3.32)

Kitchen/ Diner

12'2" x 18'5" (3.73 x 5.62)

W.C.

6'1" x 2'8" (1.86 x 0.83)

Stairs to First Floor

Landing

11'8" x 2'11" (3.58 x 0.91)

Bedroom 2

9'6" x 10'10" (2.91 x 3.32)

Bedroom 2

5'3" x 3'4" (1.62 x 1.04)

En Suite Shower Room

4'7" x 7'1" (1.40 x 2.18)

Bedroom 3

8'9" x 10'11" (2.67 x 3.34)

Bedroom 4

8'7" x 7'1" (2.62 x 2.17)

Bathroom

6'2" x 7'1" (1.90 x 2.16)

Stairs to Second Floor

Landing

2'11" x 3'1" (0.91 x 0.96)

Bedroom 1

19'4" x 9'10" (5.91 x 3.02)

En Suite Shower Room

7'4" x 5'9" (2.24 x 1.77)

Study

7'7" x 6'4" (2.32 x 1.95)

Outside

Rear Garden

Garage

Allocated Parking Space

Council Tax Band: F





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	