



Stokes Close  
Maidenbower, West Sussex RH10 7LY

**£425,000**



Astons are delighted to offer to the market this stunning three bedroom semi detached house to the market. The property is located towards the end of a cul de sac close to the park in the sought after Maidenbower area, The house has been greatly improved by the current owners and now benefits from a lovely, refitted open plan kitchen/dining room, with some integrated appliances and quartz work surfaces and a breakfast bar divide to the dining area.

The property is neutrally decorated throughout in a modern style and further benefits from a refitted bathroom with a digital shower over the bath, fitted wardrobes to the main bedroom, double glazed windows and gas radiator heating with "Nest" thermostat control.

Outside the house has a driveway with parking for two cars side by side. To the rear the property also features a well-maintained garden, offering a private outdoor space for children to play or for hosting summer barbecues.

Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families. With good transport links, you can easily access Crawley town centre and beyond.

In summary, this semi-detached house on Stokes Close is a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this charming property your own.



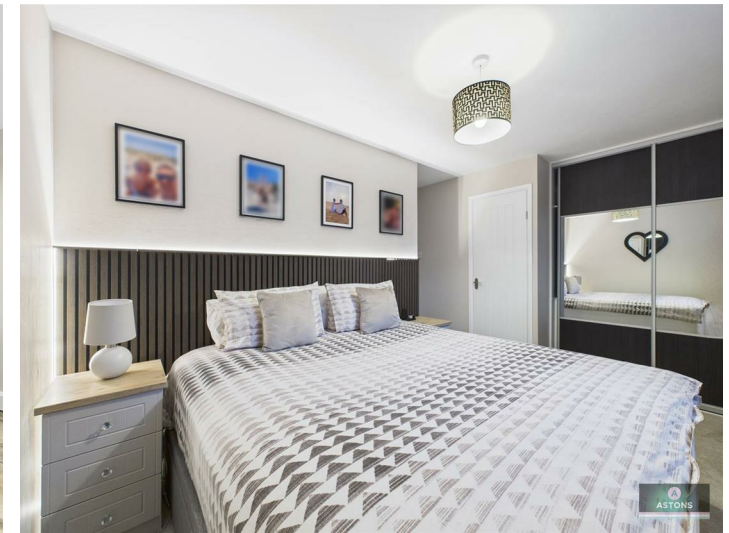
### Hallway

Composite front door, part wood panelled walls, wood effect LVT flooring, stairs to the first floor, door to:



### Landing

Access to the loft space, glass panel in balustrade, airing cupboard, doors to:



### Bedroom Two

Double glazed window to the rear, radiator.

### Lounge

Double glazed window to the front, radiator, recessed space for a television, wood effect LVT flooring, feature wall, "Nest" thermostat, open through to:

### Kitchen/Dining Room

Refitted range of base and eye level units with quartz work surfaces over and matching splashbacks and part tiled above, inset stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in stainless steel AEG oven with an induction hob above and extractor hood over, integrated dishwasher and washing machine, space for an American style fridge/freezer, breakfast bar divide to the dining area, recessed downlighters, under stairs cupboard with space for a tumble dryer, double glazed window and French casement doors to the garden, wood effect LVT flooring.



### Bedroom One

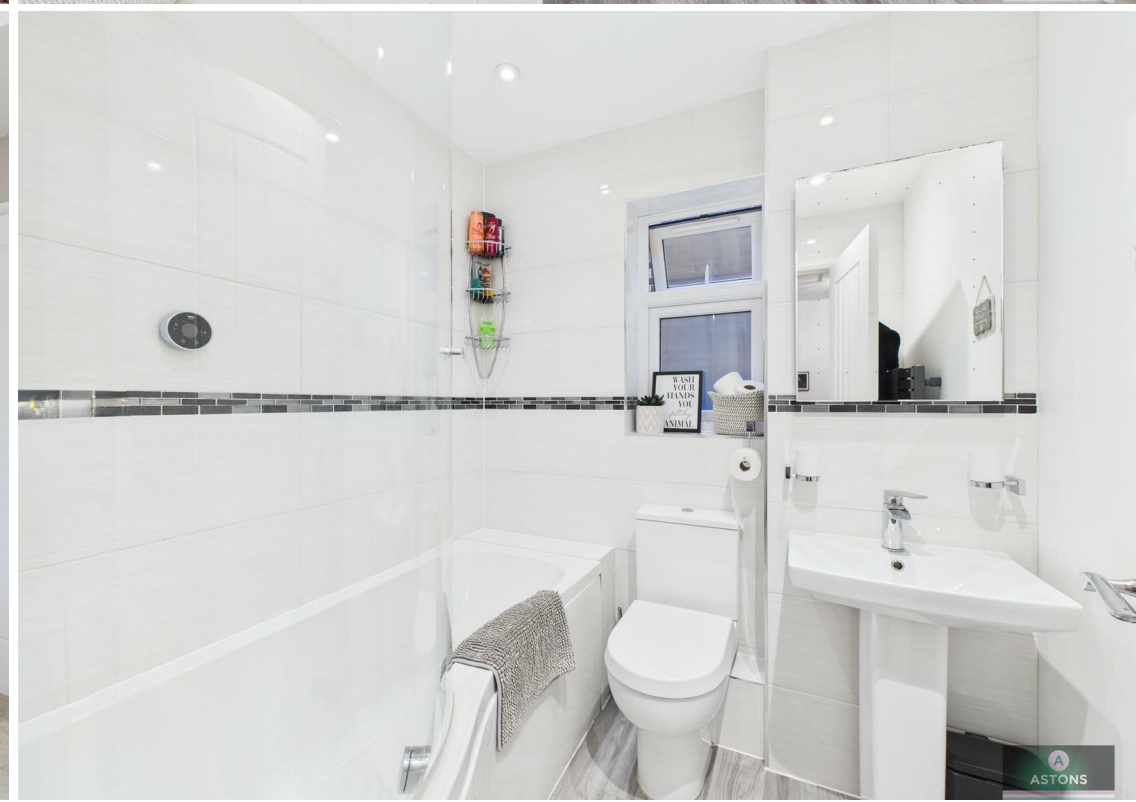
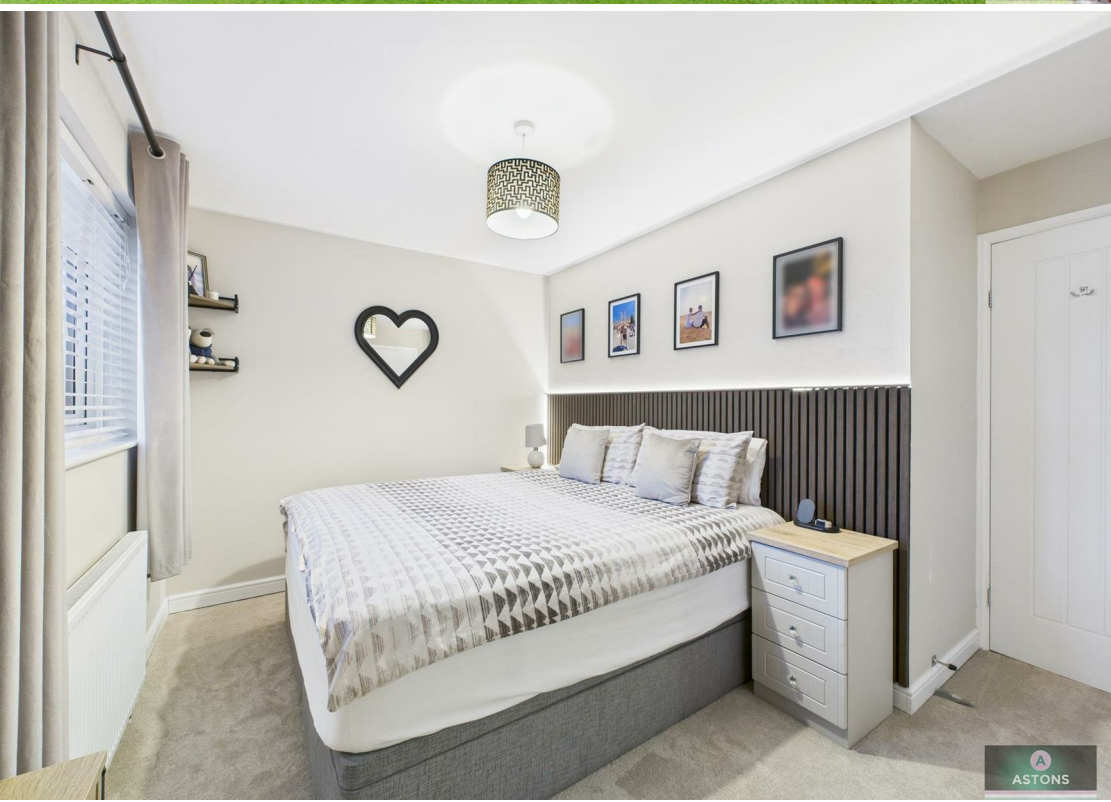
Double glazed window to the front, radiator, built in wardrobes to one wall with sliding mirror fronted doors, further storage cupboard.



### Bedroom Three

Double glazed window to the rear, radiator.









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.

## Bathroom

Refitted white suite comprising a P-shaped bath with a mixer tap and separate digital Mira shower unit over with a fixed rainfall head and separate hand held head, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, wood effect flooring, obscured double glazed window, recessed down lighters.

## To The Front

Driveway with parking for two cars side by side, path to the front door with a small lawned area to the side.

## Rear Garden

Composite decked seating area adjacent to the house leading to an artificial lawned area, fence enclosed borders, side access gate to the front., shrub borders to one side.

## Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. 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

