



ASTONS



Rawlinson Road
Maidenbower, West Sussex RH10 7DP

Guide Price £425,000

*** Guide price £425,000- £450,000 ***

A well-presented modern three-bedroom townhouse in a sought-after mews setting

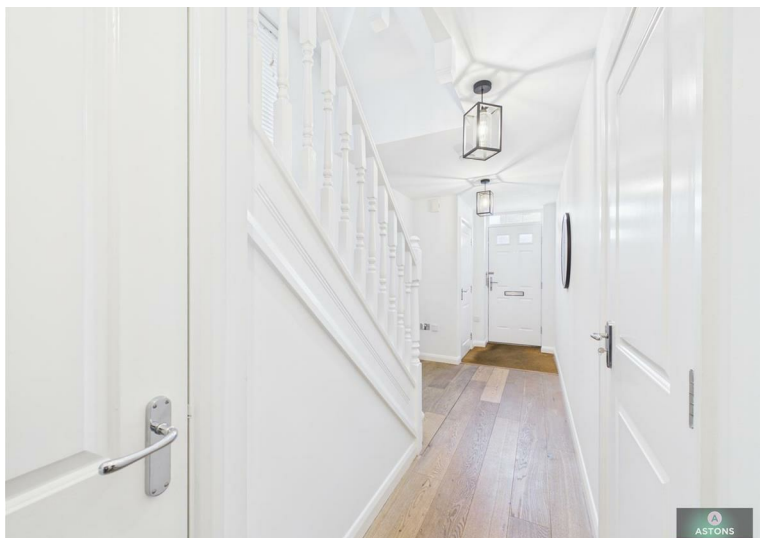
Situated in the attractive mews-style development of Rawlinson Road, this bright and well presented semi-detached townhouse offers versatile modern living arranged over multiple levels and is ideally located for commuters and families alike.

The property comprises three bedrooms and three bathrooms, providing excellent flexibility for families, guests or home working. The accommodation includes a spacious kitchen/diner, which opens onto a south-facing balcony, enjoying open views over the backyard and the green verge to the rear. The property also boasts a separate lounge, ideal for relaxed living and entertaining.

The home further benefits from an integrated garage, an enclosed private rear garden, and has recently been professionally painted throughout, complemented by new venetian blinds, making it very much ready to move into.

Positioned within walking distance of a number of excellent Primary, Junior and High Schools as well as Maidenbower local shops and Maidenbower Park, the property is also extremely well connected. Nearby bus routes, easy access to the M23, and Three Bridges railway station provide direct links to London Victoria, London Bridge and Brighton, making this an excellent choice for commuters.

This attractive townhouse combines modern comfort, convenient transport links, and a peaceful residential setting, and would suit owner-occupiers and investors alike.



Entrance Hallway

Front door, cupboard, stairs to the first floor, doors to:

Shower Room

Double glazed window to the rear, shower cubicle, hand basin, close coupled W.C. Space for a washing machine.

Bedroom Three

12'3 x 10'5 (3.73m x 3.18m)

Double glazed french doors to the garden, radiator.

Landing

Double glazed window to the side, radiator, stairs to the second floor, doors to:

Lounge

15'9 max x 15'4 max (4.80m max x 4.67m max)

Double glazed french doors to the Juliet balcony to the front aspect, double glazed window, radiator.

Kitchen/Dining Room

15'8 x 11'3 (4.78m x 3.43m)

Range of base and eye level units with work surfaces over and tiled splashbacks, sink with mixer tap, built in oven with hob over and extractor hood above, stainless steel one and a half bowl sink unit with a mixer tap and drainer, integrated stainless steel double oven with a hob over and extractor hood above, integrated fridge/freezer, double glazed window to the rear, double glazed doors to the Balcony which offers space for a bistro table and chairs and enjoys a southerly aspect- great for the afternoon sun.

Second Floor Landing

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

Bedroom One

13'2 x 10'0 (4.01m x 3.05m)

Double glazed windows to the front aspect, radiator, built in wardrobes, door to:

En-suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, close coupled W.C. part tiled walls, shaver point, extractor fan, radiator, recessed down lighters.

Bedroom Two

13'5 x 9'2 (4.09m x 2.79m)

Double glazed window to the rear aspect, radiator, built in wardrobes to one wall.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap, close coupled W.C. part panelled and part tiled walls, radiator, shaver point, extractor fan, recessed down lighters, wall unit.

To The Front

Driveway with parking for two cars.

Integral Garage

With up and over door, personal door to the house, power and light.

Rear Garden

The garden enjoys a southerly aspect and comprises a paved patio area adjacent to the house leading to a lawned area with fence enclosed borders, side access gate.

Estate Charge

There is an estate charge payable with this property which is currently £316 PA.

Anti Money Laundering

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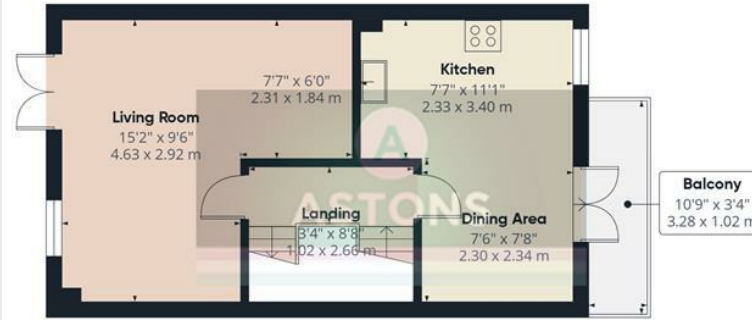
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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







Ground Floor



Floor 1



Floor 2



En-Suite Shower Room
3'10" x 9'9"
1.18 x 2.98 m

Approximate total area^m

1173 ft²
109 m²

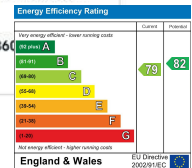
Balconies and terraces

36 ft²
3.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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