



## Hodgkin Close, Maidenbower, Crawley, RH10 7NJ

Situated in the desirable Hodgkin Close in Maidenbower, this charming detached home offers a perfect blend of modern living and peaceful surroundings. The property has been thoughtfully redecorated throughout, creating a fresh and welcoming atmosphere.

The ground floor features a spacious living room and dining room for relaxing or entertaining, a stylish, well-presented kitchen and utility room. A bright conservatory adds additional living space and allows plenty of natural light while providing a lovely connection to the garden.

Upstairs, the home offers three bedrooms and a newly refitted bathroom, finished to a high standard for comfort and style.

A standout feature is the private rear garden, which backs onto trees, creating a peaceful, unoverlooked setting with a sunny outlook—perfect for outdoor dining or enjoying warm summer days.

Situated at on the first part of the development, the property is conveniently located close to Three Bridges mainline station, local shops, schools, and regular bus routes.

Further benefits include double glazing, a garage, driveway parking, and no onward chain, making this an excellent opportunity to move straight into a beautifully presented home in a sought-after location.

**£485,000 Freehold**

# Hodgkin Close, Maidenbower, Crawley, RH10 7NJ



- Extremely well presented redecorated 3 Bedroom Detached House
- Useful Downstairs Cloakroom
- Enclosed Rear Garden
- Close to Three Bridges Mainline Station
- Newly Refitted Bathroom
- Radiator Heating & Double Glazed Windows
- Garage & Driveway
- Well presented Kitchen & Utility Room
- Addition of Conservatory
- No Chain

## Entry

3'6" x 2'11" (1.09 x 0.90)

## WC

6'7" x 2'5" (2.03 x 0.76)

## Living Room

14'6" x 13'5" (4.42 x 4.10)

## Dining Room

11'1" x 7'7" (3.38 x 2.33)

## Kitchen

11'1" x 6'8" (3.38 x 2.05)

## Utility Room

7'9" x 5'2" (2.38 x 1.60)

## Conservatory

9'9" x 7'10" (2.98 x 2.40)

## Landing

8'5" x 6'5" (2.58 x 1.97)

## Bedroom 1

13'7" x 7'10" (4.16 x 2.40)

## Bedroom 2

8'11" x 7'9" (2.73 x 2.38)

## Bedroom 3

10'2" x 6'6" (3.12 x 1.99)

## Outside

## Bathroom

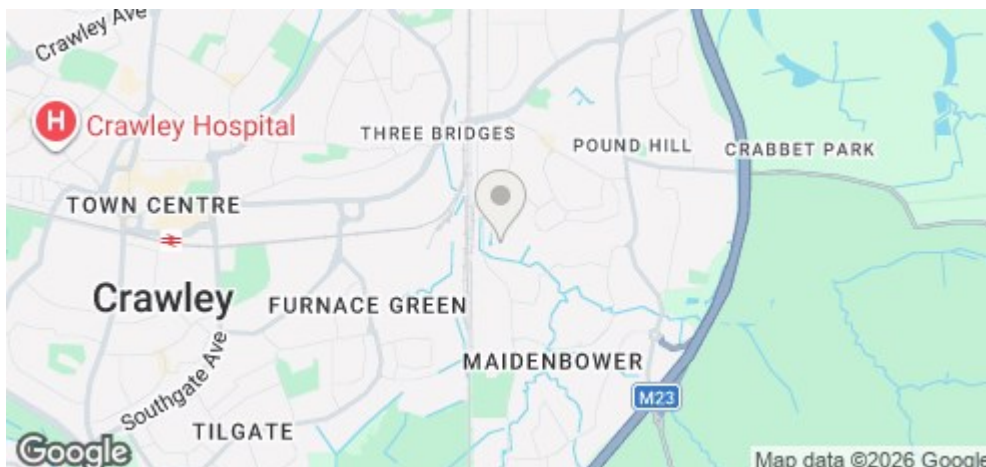
6'5" x 5'4" (1.97 x 1.65)

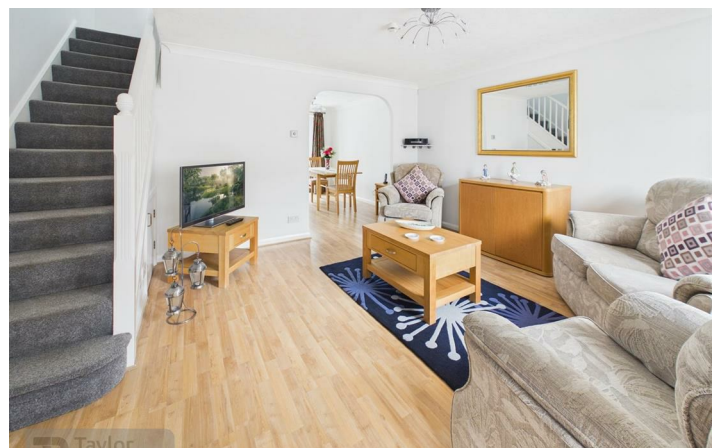
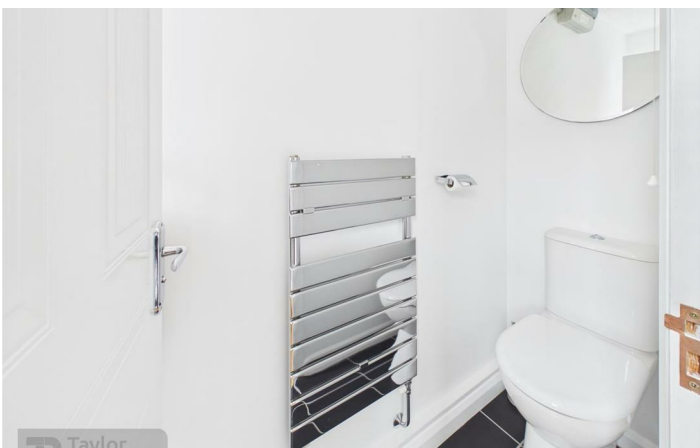
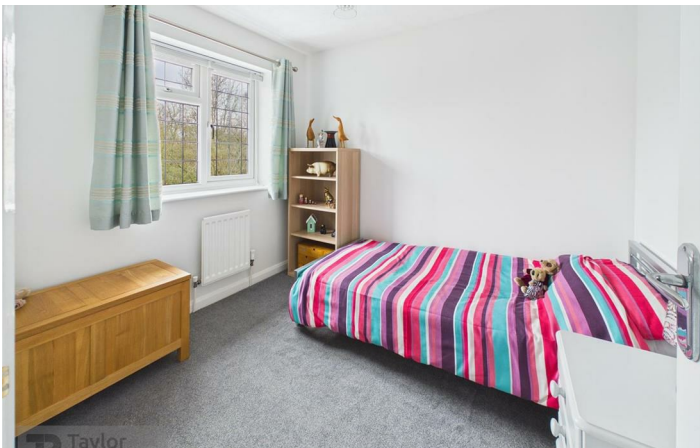
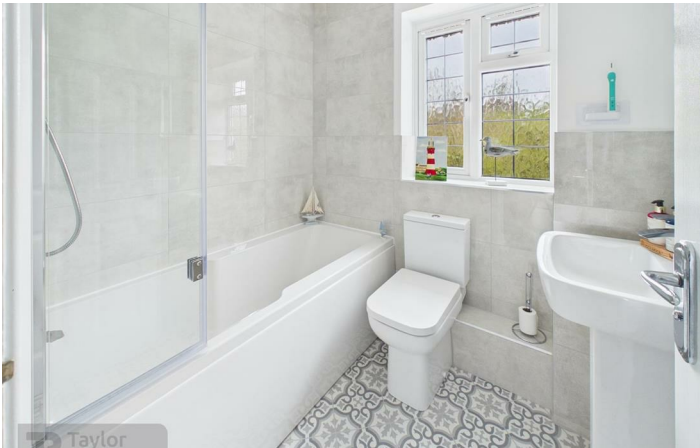
## Garage

16'10" x 8'9" (5.14 x 2.69)

## Driveway

## Council Tax Band: E





# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	