



ASTONS



Milborne Road  
Maidenbower, RH10 7LN

£439,950

Astons are delighted to offer this Bryant built "Ryefield" design semi detached house to the market. The property is located in the desirable area of Maidenbower, and offers three well-proportioned bedrooms, and the addition of a conservatory to the rear providing extra living space.

The property boasts two bathrooms, ensuring convenience for all occupants. This thoughtful layout is ideal for busy mornings or when hosting visitors. The semi-detached design not only enhances privacy but also allows for a lovely garden space which extends to the side with a secluded "secret garden" area..

Parking is a significant advantage here, with space available for up to three vehicles, making it easy for families with multiple cars or for hosting friends and family.

Located in Maidenbower, you will find yourself in a vibrant community with access to local amenities, well regarded schools for all ages, and parks- including the popular Tilgate park, all within a short distance. If you are seeking a comfortable and spacious home in a friendly neighbourhood, this semi-detached house on Milborne Road is certainly worth considering. The property is being offered with no onward chain.



### Hallway

Part double glazed front door, radiator, wood effect flooring, stairs to the first floor, door to:

### Living Room

Double glazed window to the front, radiator, under stairs cupboard, wood effect flooring, dining area with radiator and double glazed door to the conservatory.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, built in Neff oven with a gas hob over and stainless steel extractor hood above, stainless steel sink with a mixer tap and drainer, double glazed window and door to the rear, space for a fridge/freezer and washing machine, wood effect floor.

### Downstairs Cloakroom

White suite comprising a wc and hand basin with tiled splashbacks, radiator, obscured double glazed window.

### Conservatory

Double glazed to three sides with a brick base and double glazed French casement doors to the garden, wood effect flooring.

### Landing

Access to the part boarded loft space via a pull down ladder, airing cupboard, doors to:

### Bedroom One

Double glazed box bay window to the front, radiator, dressing area with built in wardrobes to either side with sliding mirror fronted doors, door to:

### En-Suite Shower Room

White suite comprising a large shower cubicle with an Aqualisa shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, double glazed obscured window, heated towel rail.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes with sliding mirror fronted doors, wood effect flooring, radiator.

### Bedroom Three

Double glazed window to the rear, radiator, built in wardrobe.

### Family Bathroom

White suite comprising a P-shaped bath with a mixer tap and digital Aqualisa shower unit over, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, heated towel rail, tiled walls, shaver point, obscured double glazed window, recessed down lighters, extractor fan.

### To The Front

The property is approached via a driveway which offers parking for up to three cars, leading to the garage. To the side there is a garden area which has pebbles and bar fence border.

### Garage

The garage currently has a stud wall divide internally with the section closest to the house being used as a utility area with personal door to the house. The remainder is used for storage with an up and over door and power and light.

### Rear Garden

The garden is mainly lawned with fence enclosed borders with a stone chipped seating area adjacent to the house, mature shrub borders. To the side there is a "secret garden" area with space for secluded seating.

### 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

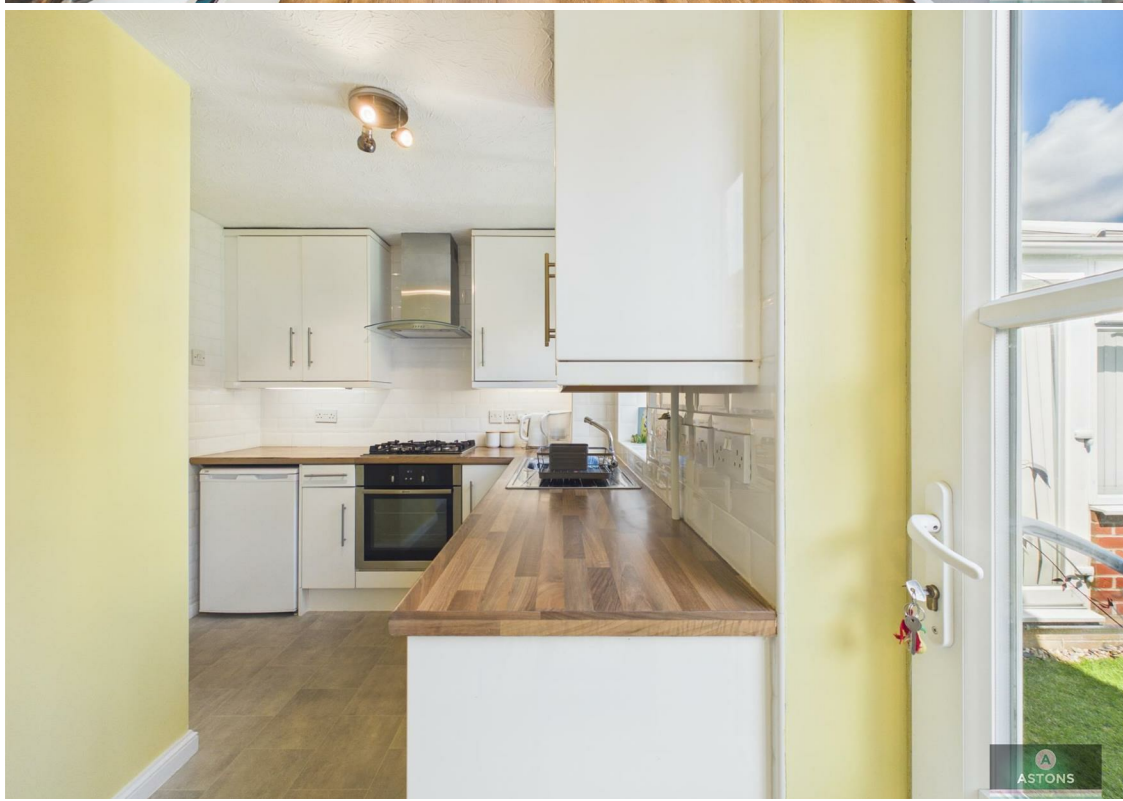
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

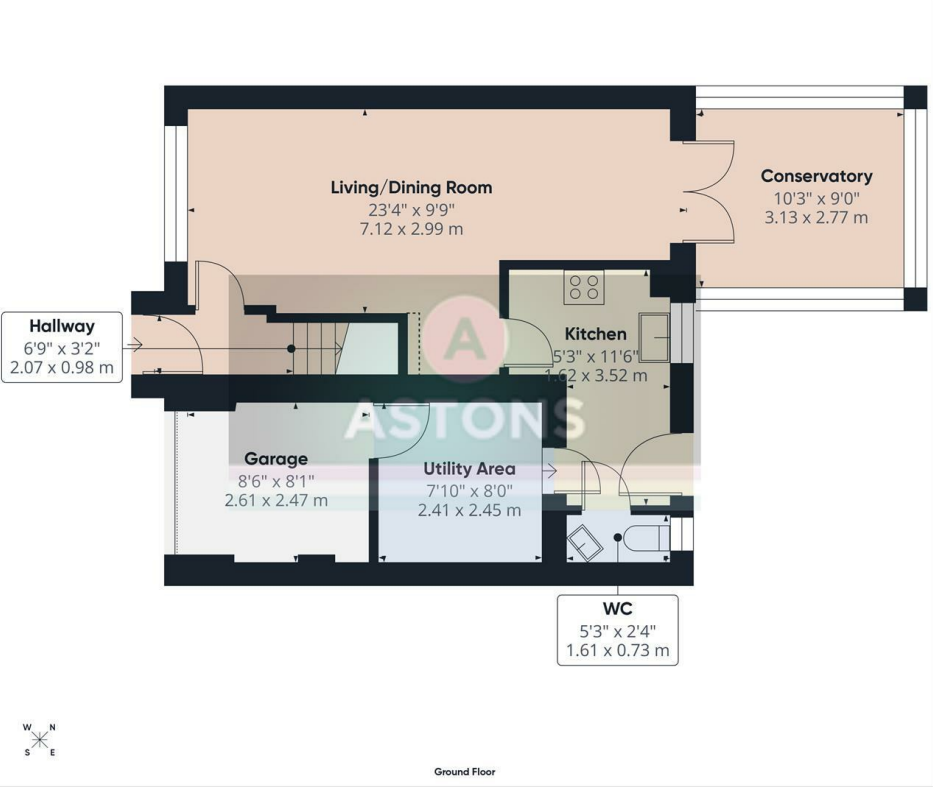
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Approximate total area<sup>(1)</sup>  
585 ft<sup>2</sup>  
54.3 m<sup>2</sup>

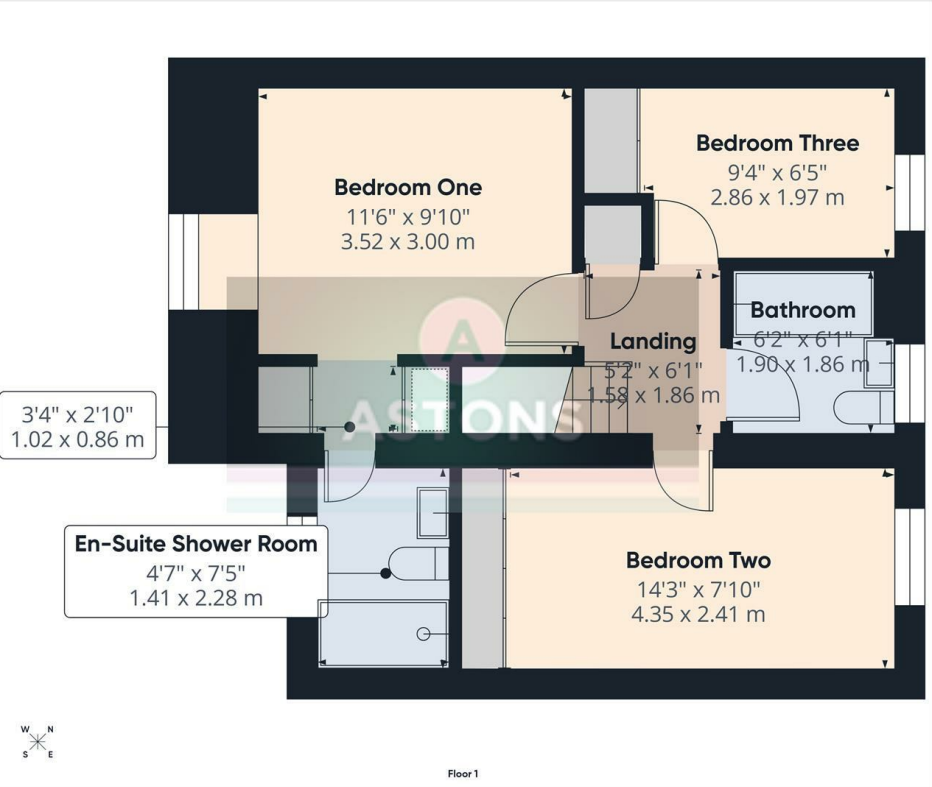
Reduced headroom  
2 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom:  
----- Below 5 ft/1.5 m

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

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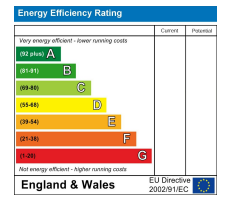
Approximate total area<sup>(1)</sup>  
430 ft<sup>2</sup>  
39.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

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