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Cavell Way
Maidenbower, RH10 7GD

£475,000

An excellent opportunity to purchase this vastly improved three bedroom linked detached house, which is centrally located within the popular Maidenbower area. This delightful property has been extensively updated by the current owners and now offers stylish and contemporary decor and fittings throughout including a refitted open-plan kitchen, with integrated appliances and a refitted shower room and downstairs cloakroom.

Outside the property has a large driveway to the front which offers parking for three to four cars and to the rear there is an enclosed, level garden with side access and a personal door to the garage which is currently used as a gym.

With its appealing layout and prime location, this home is well-suited for those who appreciate a blend of comfort and accessibility. Maidenbower is known for its friendly community and excellent local amenities, including schools, parks, and shops, all within easy reach.

If you are looking for a modern and stylishly presented home that combines space, convenience, and a welcoming environment, Cavell Way is certainly worth considering.

Hallway
Front door, fitted entrance mat, wood effect flooring, radiator, Hive thermostat, stairs to the first floor, doors to:

Downstairs Cloakroom
White suite comprising a wc and hand basin with a mixer tap and vanity unit below, vertical radiator, wood effect flooring, obscure double glazed window, tiled splash backs.

Lounge
Double glazed window to the front with plantation shutters, radiator, recessed down lighters, wood effect flooring, open to:

Kitchen/Dining Room
Refitted range of base and eye level units with granite work surfaces over and tiled splash backs, under unit and plinth lighting, inset sink with a mixer tap and drainer, built in AEG stainless steel double oven, gas hob over and Bosch extractor hood above, integrated fridge/freezer, washing machine and slimline dishwasher, wood effect flooring, double glazed window, recessed down lighters, open to the dining room which has two radiators, under stairs cupboard, double glazed French casement doors to the garden.

Landing
Access to the partially boarded loft space, airing cupboard housing the gas fired boiler, doors to:

Bedroom One
Double glazed window to the front with plantation shutters, built in wardrobes.

Bedroom Two
Double glazed window to the rear aspect with plantation shutters, radiator, built in wardrobes.

Bedroom Three
Double glazed window to the rear with plantation shutters, radiator.

Shower Room
Refitted white suite comprising a large shower cubicle with a mixer shower unit with a fixed rainfall head and separate hand held head, pedestal hand basin with a mixer tap, wc,

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part tiled walls, tiled floor, obscured double glazed window, heated towel rail, extractor fan m mirror with light.

To The Front

The property is approached via a large driveway with provides parking for three to four cars, grassed areas to the sides and hedge and two bar fence boundary. Driveway leads to the garage and there is a path to the front door.

Garage

With an up and over door, power and light, radiator and personal door to the garden.

Rear Garden

The garden comprises a paved patio area adjacent to the house which leads to a lawned area with fence and walled borders, side access gate to the front.

Anti Money Laundering

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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.
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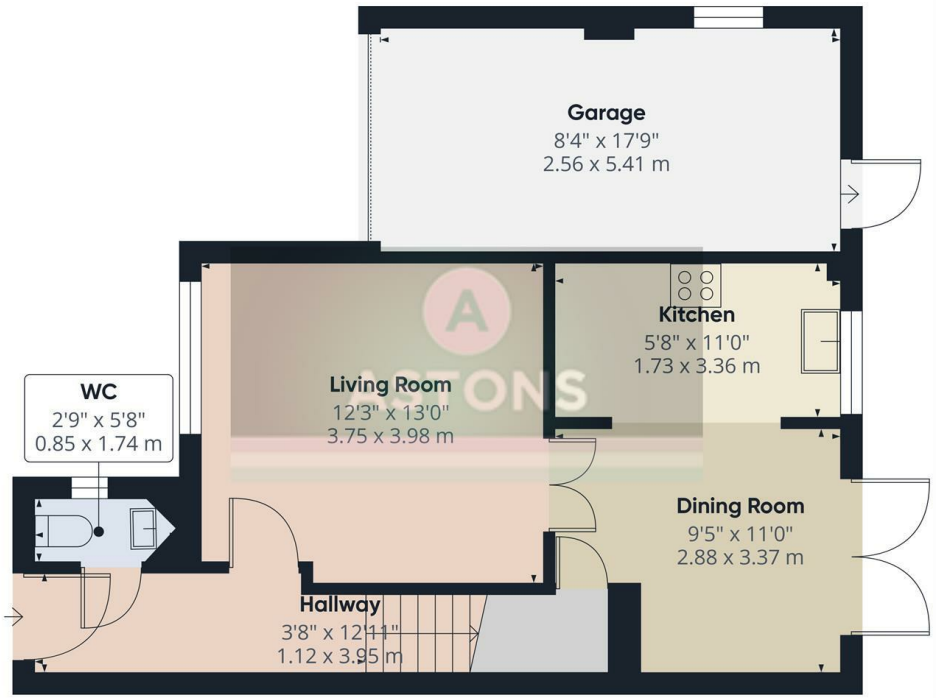
Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



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Approximate total area(1)

557 ft²

51.8 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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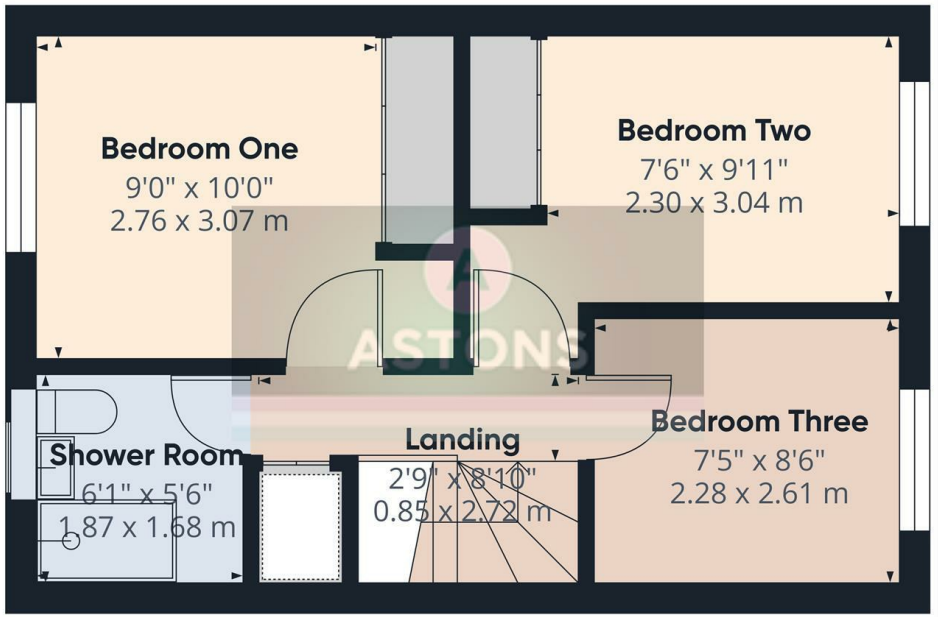
Ground Floor



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Approximate total area(1)

326 ft²

30.2 m²

(1) Excluding balconies and terraces

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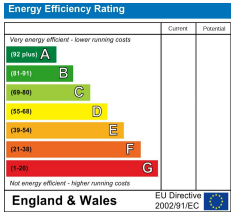
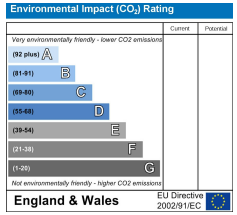
Floor 1





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