



## Boleyn Close, Maidenbower, Crawley, RH10 7QJ

Situated in the desirable area of Maidenbower, Crawley, this modern 2 double bedroom terraced house presents an excellent opportunity for those seeking a well-appointed home. The property features two generously sized double bedrooms, making it ideal for small families or professionals looking for extra space.

Upon entering, you will be greeted by a tastefully designed reception room that flows seamlessly into a refitted kitchen, which is both stylish and functional. The property also boasts a refitted shower room, ensuring a contemporary feel throughout.

In addition to the main living areas, there is a convenient cloakroom, enhancing the practicality of the home. The enclosed rear garden provides a private outdoor space, complete with gated access, perfect for enjoying sunny days or hosting gatherings with friends and family.

For those with vehicles, the property includes two allocated parking spaces at the front, a valuable feature in this sought-after location. The house is conveniently situated close to local schools, making it an excellent choice for families, and offers easy access to the M23 motorway, ensuring that commuting is a breeze.

This well-presented terraced house is a rare find in Maidenbower, combining modern living with practicality in a vibrant community. Don't miss the chance to make this delightful property your new home.

**£375,000 Freehold**

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- 2 Double Bedroms
- Fitted Wardrobes
- 2 Allocated Parking Spaces
- Refitted Kitchen / Dining Room
- Cloakroom
- Easy access to schools & M23 motorway
- Refitted Shower Room
- Enclosed Rear Garden

Entrance Hall

Cloakroom

Living Room

16'5" x 11'0" (5.01 x 3.36)

Kitchen / Breakfast Room

13'9" x 8'7" (4.21 x 2.63)

Stairs to firstfloor Landing

Bedroom 1

13'10" x 8'7" (4.22 x 2.62)

Bedroom 2

13'10" x 6'0" (4.23 x 1.85)

Shower Room

Outside

Rear Garden

2 Allocated Parking Spaces

## Council Tax Band: C





# 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>	71	79
(55-68) <b>D</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	