



ASTONS



Palmer Road
Maidenbower, RH10 7HQ

Guide Price £350,000

*** Guide price £350,000-£365,000 ***

Astons are pleased to offer this delightful terraced house on Palmer Road to the market. The property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

The property is well presented and is neutrally decorated throughout meaning you can just move in with out the stress of having to decorate. The house benefits from the addition of a spacious conservatory which provides a lovely extra living area. The property further benefits from a good sized living room, gas radiator heating, double glazed windows and white, modern bathroom suite.

Outside the property has a secluded rear garden backing onto a small wooded area. To the front there is a driveway with parking for two cars in tandem.

The location in Maidenbower is particularly advantageous, offering a peaceful residential environment while still being within easy reach of local amenities, schools, and transport links. This makes it an excellent choice for those who appreciate a balance of tranquillity and accessibility.

In summary, this terraced house on Palmer Road presents a wonderful opportunity for anyone looking to settle in a friendly community. With its practical layout, parking facilities, and prime location, it is a property that should not be missed.



Hallway

Obscured double glazed front door, coving, radiator, wood effect flooring, stairs to the first floor, doors to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel oven with a gas hob and stainless steel extractor hood above, space for a fridge/freezer and washing machine, integrated dishwasher, unit housing the gas fired boiler, radiator, double glazed window to the front.

Living Room

Double glazed window and double glazed French casement doors to the conservatory, under stairs cupboard, radiator, wood effect flooring, coving.

Conservatory/Dining Room

Walled to two sides, double glazed French casement doors to the garden, radiator, glass roof.

Landing

Access to the loft space, airing cupboard, coving, doors to:

Bedroom One

Double glazed window to the rear, radiator. built in wardrobes and cupboards.

Bedroom Two

Double glazed window to the front, cupboard, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment and glass screen, pedestal hand basin with a mixer tap, wc, extractor fan, shaver point.

Rear Garden

Paved and stone chipped seating area adjacent to the house leading to an artificial lawned area, shed to the rear, fence enclosed borders.

Parking

There is a tandem driveway to the front of the property.

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

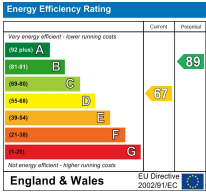
Conveyancing - Lewis & Dick £200 per transaction

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.





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