



Walker Road
Maidenbower, Sussex RH10 7UA

£439,950

Astons are delighted to offer this spacious town house on Walker Road offers a perfect blend of comfort, convenience and flexible accommodation. The property has been extended to the rear and now offers a good sized kitchen/breakfast room on the ground floor with central island unit and bi-fold doors opening onto the garden.

The houses further benefits from a downstairs cloakroom, open-plan lounge/dining room on the first floor with feature floor to ceiling windows to the front, three bedrooms and a bathroom on the second floor. The property is located in the popular Maidenbower area which offers a good range of local amenities, shops, park and schools for all ages making this property ideal for families or those seeking extra space.

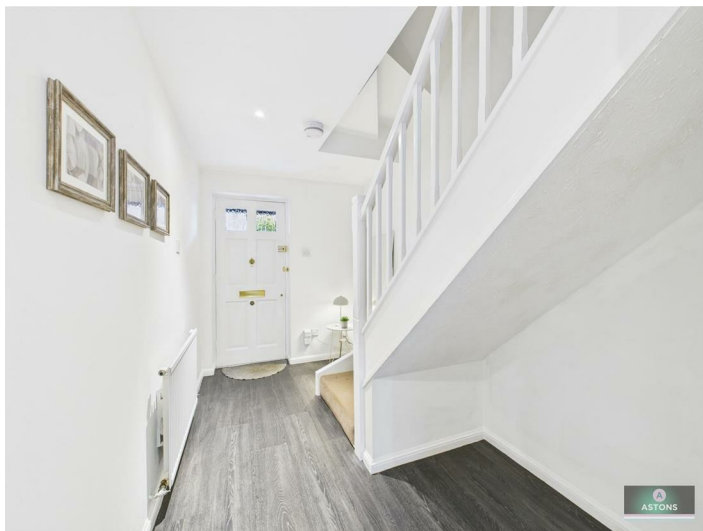
Outside the property has a driveway to the front with parking for two cars which leads to the garage with personal door to the house. To the rear there is a low maintenance garden with patio seating area and artificial lawn.

If you are looking for a comfortable and spacious home in Maidenbower, this town house on Walker Road is certainly worth considering.



Hallway

Part glazed front door, radiator, wood effect flooring, recessed lights, personal door to the garage, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap, radiator, wood effect floor, part tiled walls, extractor fan, recessed mirrored cupboard.

Kitchen/Breakfast Room

Range of refitted base and eye level units to one wall with work surfaces over and tiled splashbacks, central island unit with a breakfast bar to one side, inset stainless steel sink with a mixer tap, built in oven with hob over, integrated dishwasher, space for an American style fridge/freezer and washing machine, radiator, wood effect flooring, double glazed bi-fold doors to the garden, two double glazed velux windows, recessed down lighters, unit housing the gas fired "Worcester" boiler.

Lounge/Dining Room

Feature double glazed floor to ceiling windows to the front, coving, double glazed window to the rear, two radiators, stairs to the first floor, wood effect flooring, stairs to the second floor, doorway to:

Utility Room

Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, space for a washing machine, tiled floor, double glazed window to the rear.

Second Floor Landing

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

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the rear, radiator.



Bedroom Three

Double glazed window to the front, radiator.



Bathroom

White suite comprising a P-shaped bath with a central mixer tap and a separate mixer shower unit with a glass screen, pedestal hand basin with a mixer tap, wc, part tiled walls, obscured double glazed window, extractor fan, tiled floor, heated towel rail.

To The Front

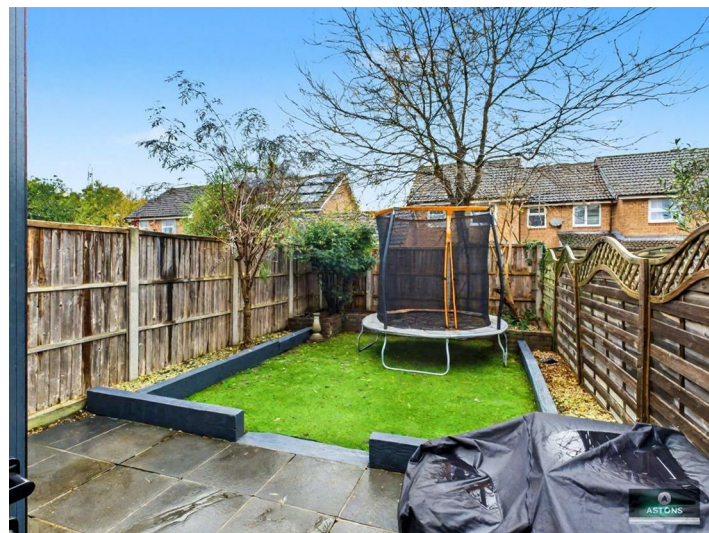
Driveway with parking for two cars leading to the front door and garage.

Garage

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

Rear Garden

Slate style paved patio adjacent to the house leading to an artificial lawn with raised borders, fence enclosed.



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

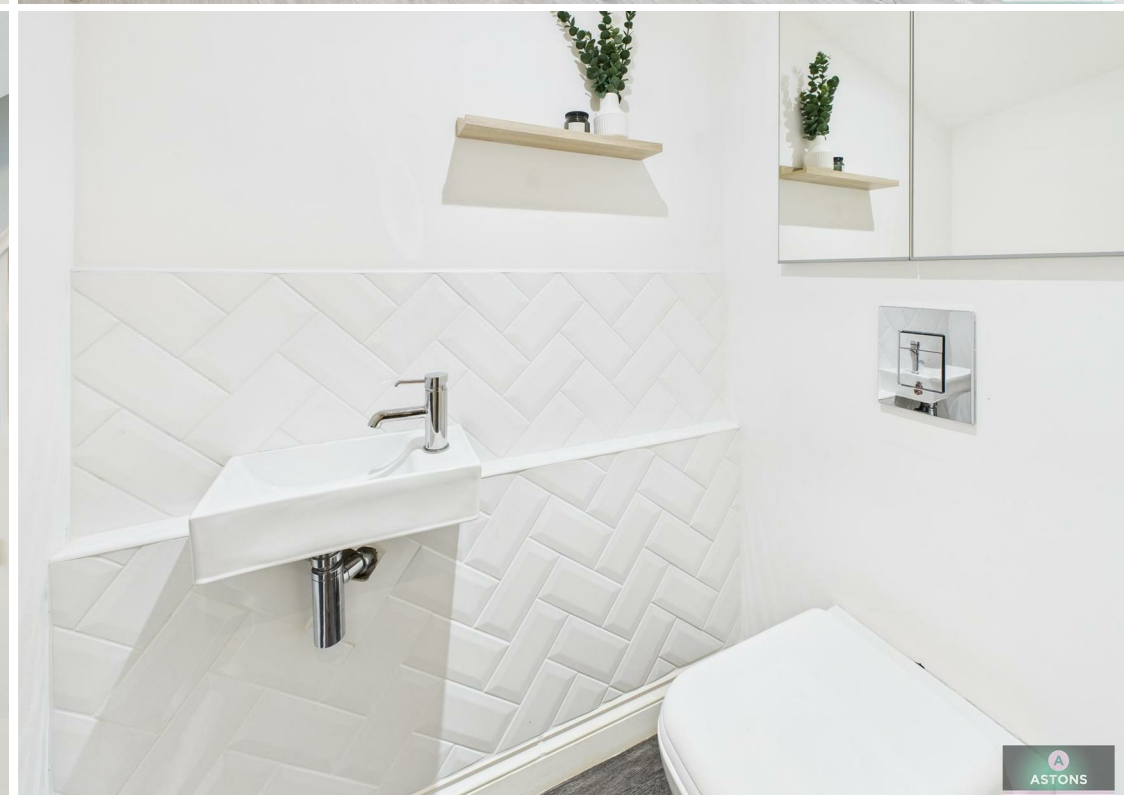
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

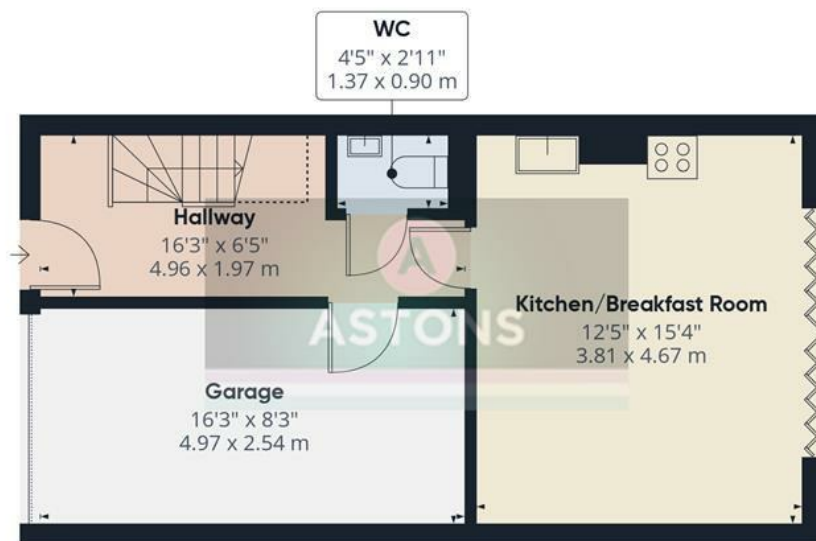
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

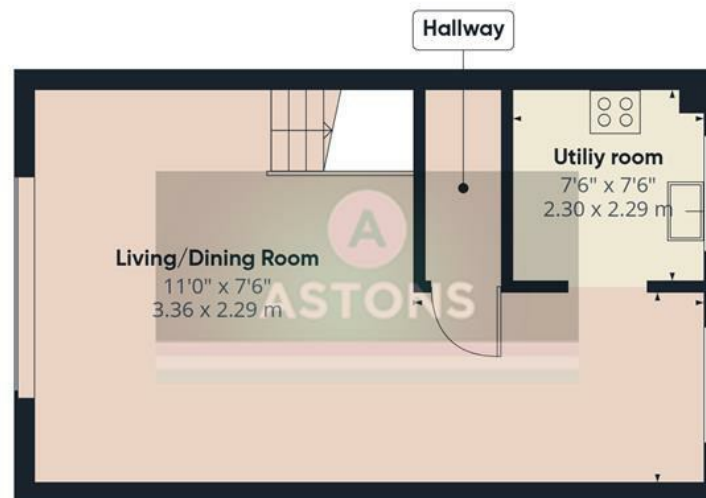
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1178 ft²

109.5 m²

Reduced headroom

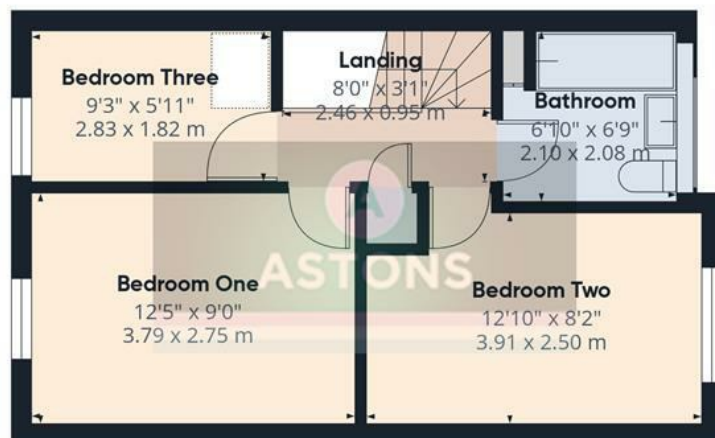
10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m



Floor 2

