



ASTONS



Salterns Road  
Maidenbower, RH10 7JE

Offers In Excess Of £550,000

Astons are delighted to offer to the market this stunning detached house, which was built by Bryant Homes to their popular and attractive "Stamford" design. The property is located in the desirable area of Maidenbower and has been extensively improved by the current owners to a high specification. The house benefits from three well-proportioned double bedrooms, a refitted kitchen/breakfast room, with quartz work surfaces, refitted downstairs cloakroom, bathroom and en-suite shower room to the main bedroom. Further improvements include a replacement stair balustrade, feature gas fired stove in the living room, and stylish herringbone LVT wood flooring to the hallway, cloakroom and kitchen areas.

The house further benefits from the addition of a conservatory providing a dining area, driveway and detached garage, and a good sized, westerly facing rear garden.

The property is positioned at the head of a small inlet of similar properties and is situated in the popular Maidenbower area, close to local amenities, well regarded schools for all ages, and parks, making it an excellent choice for families. The combination of space, comfort, and location makes this detached house a wonderful opportunity for anyone looking to settle in Crawley. Don't miss the chance to make this delightful home your own.



### Hallway

Part double glazed front door, radiator, wood effect herringbone LVT flooring, recessed down lighters, bespoke under stairs pull out storage, stairs to the first floor, doors to:

### Downstairs Cloakroom/Utility Room

Refitted white suite comprising a wc with a concealed cistern and a hand basin with a mixer tap and units below, space and plumbing for a washing machine, unit housing the gas fired boiler, wood effect LVT flooring, obscured double glazed window.



### Kitchen/Breakfast Room

Refitted range of base and eye level units with quartz work surfaces over and matching splashbacks, one glazed display unit, inset stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in eye level Neff double ovens, Neff induction hob with a stainless steel extractor hood above, integrated microwave and dishwasher, space for a fridge/freezer, recessed down lighters, radiator, double glazed bay window to the front, further double glazed window to rear and double glazed door to the side, wood effect herringbone LVT flooring.

### Living Room

Double glazed window to the front, double glazed patio doors to the conservatory, radiator and further vertical radiator, feature gas fired living flame stove with solid wood mantel.

### Conservatory

Double glazed to three sides with brick base, double glazed French casement doors to garden, tiled floor, radiator.

### Landing

Double glazed window to the rear, access to the loft space, airing cupboard, further storage cupboard, doors to:

### Bedroom One

Double glazed window to the front, radiator, fitted wardrobes, door to:

### En-Suite Shower Room

Refitted white suite comprising a shower cubicle with a digital Mira shower unit, hand basin with a mixer tap with a vanity unit below, wc with a concealed cistern, tiled walls and floor, obscured double glazed window, recessed down lighters, extractor fan, heated towel rail, shaver point.

### Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.



### Bedroom Three

Bay double glazed window to the front, radiator, fitted wardrobes.



### Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and separate digital Mira shower unit over, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, tiled walls and floor, recessed down lighters, extractor fan, obscured double glazed window, heated towel rail.

### To The Front

Driveway leading to the garage with further block paved driveway to the side providing parking for two to three cars, stone chipped area with hedge borders, front door with a canopy storm porch over, side access gate to the garden.

### Detached Garage

With an up and over door, power and lights, personal door to the garden, eaves storage space.

### Rear Garden

The garden enjoys westerly aspect and comprises a paved patio seating area adjacent to the house, external tap, lawned area with mature plant and shrub borders, personal door to the garage, further garden area to the side of the conservatory which offers potential for a large shed, extension or hot tub placement.



### 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

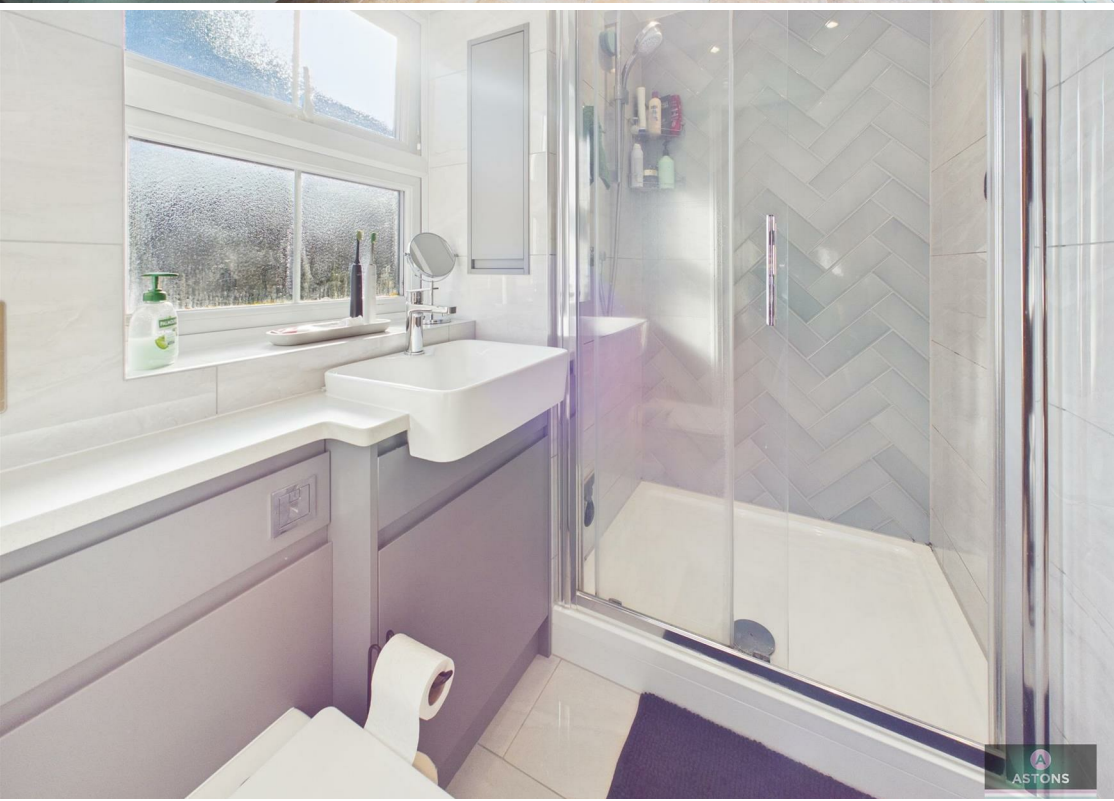
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1257 ft<sup>2</sup>

116.5 m<sup>2</sup>

(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.

GIRAFFE360

| Energy Efficiency Rating                    |        | Current | Potential |
|---------------------------------------------|--------|---------|-----------|
| Very energy efficient - lower running costs |        |         |           |
| A                                           | 92-100 |         |           |
| B                                           | 81-91  |         |           |
| C                                           | 69-80  |         |           |
| D                                           | 55-68  |         |           |
| E                                           | 49-54  |         |           |
| F                                           | 41-48  |         |           |
| G                                           | 35-40  |         |           |
| Not energy efficient - higher running costs |        |         |           |
| England & Wales                             |        |         |           |

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