



**Henley Close, Maidenbower**  
£575,000

**MANSELL  
McTAGGART**  
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- Built by Bryant Homes to their popular 'Kingsford' design
- Three double bedrooms
- Double storey rear extension
- Newly fitted en-suite and family bathroom
- Open plan kitchen/breakfast bar/dining room
- Driveway parking for multiple vehicles and in front of garage
- Downstairs w/c
- Council Tax Band 'E' and EPC 'C'

An improved and very popular three-bedroom detached family home located within a central position in Maidensbower, built by Bryant Homes to their popular 'Kingsford' design and just a short distance away from Three Bridges station.

The property has been extended to the rear but does offer further potential to extend (STPP) into the loft.

Upon entry, you are greeted by an entrance hallway with stairs leading to the first floor, space for shoes and coats and access to the downstairs cloakroom with low level WC, wash hand basin and opaque window to front.

On your left is a sizable living room expanding the entire depth of the house with two windows to front and a door accessing the rear garden allowing in plenty of natural light to flow through.

To the front of the house is a separate dining room/study allowing comfortably for a four-to-six-seater dining table and chairs if you wish.



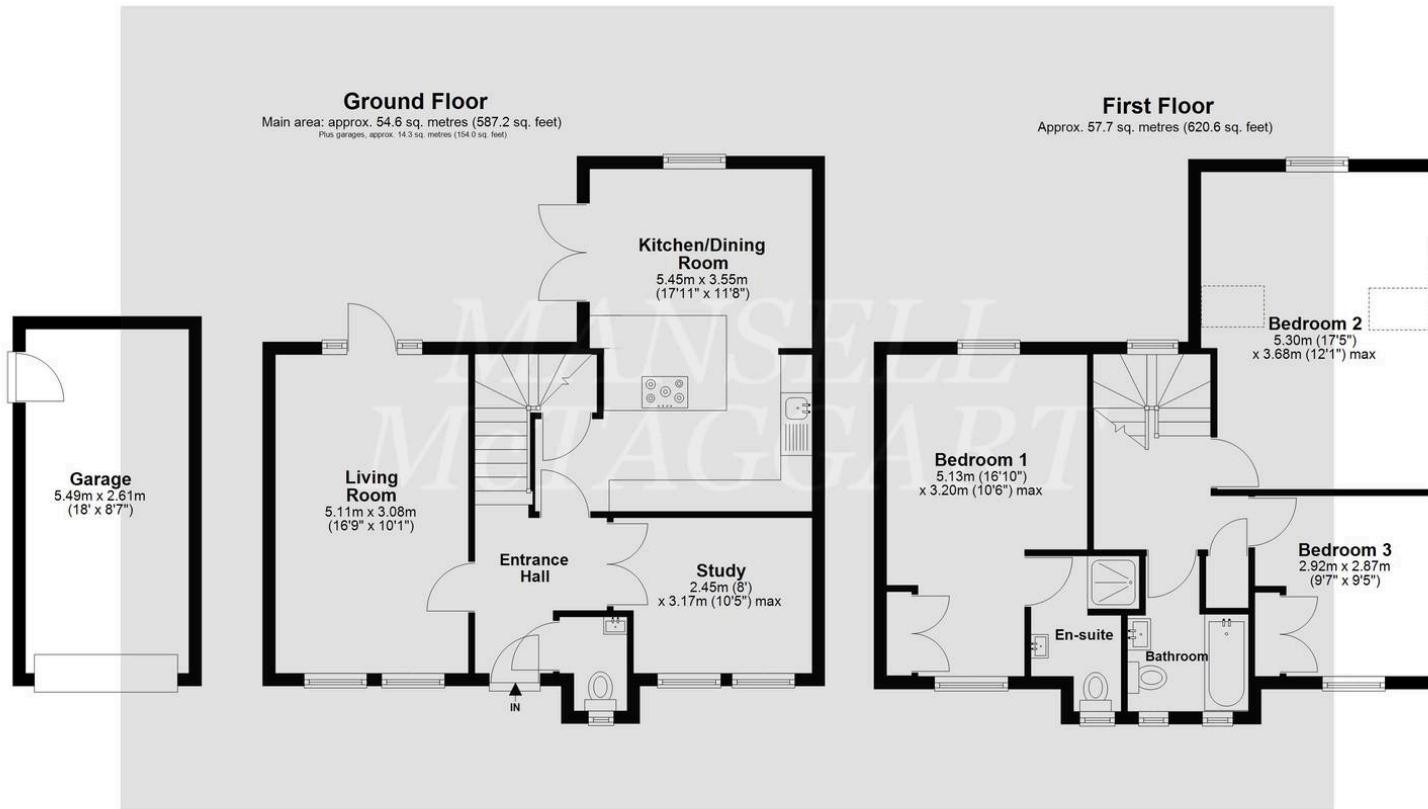


The kitchen is positioned directly behind the dining room and therefore does lend itself to being knocked through into one open plan space, if preferred. The kitchen has been extended to create a bright and airy entertaining area, which allows for additional worktop and storage space as well as a breakfast bar. There is a wide range of wall and base units incorporating cupboards and drawers with work surfaces over.

Heading upstairs, there is a landing with window to rear and access to all three bedrooms, family bathroom, airing cupboard and loft. Bedroom one is a generous double room extending from the front of the house to the back, whilst also being of dual aspect and benefitting from a dressing area with fitted wardrobes and an en-suite shower room comprising shower cubicle, wash hand basin and opaque window to front. Bedrooms three is a double room overlooking the front. The second bedroom is the largest bedroom by square footage gaining the space from the rear extension fitted with Velux windows. Finally, the family bathroom is fitted in a white and grey suite comprising a panel enclosed bath, wash hand basin, towel-rail, low level WC and opaque windows to front.

Outside, there is private driveway providing off-road parking and in front of the garage. Gated rear access leads to the landscaped rear garden, mainly laid to lawn with patio abutting the foot of the house, all enclosed by wooden panel fencing.





Main area: Approx. 112.2 sq. metres (1207.8 sq. feet)

Plus garages, approx. 14.3 sq. metres (154.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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