



Aveling Close

Maidenbower, West Sussex RH10 7UR

Offers In Excess Of £400,000

Astons are pleased to offer to the market this three bedroom detached house which is situated in a cul de sac within the popular Maidenbower area of Crawley. The property is ideally located within walking distance of Three Bridges train station which offers mainline services to London and Brighton and is close to local amenities and well regarded schools. The property benefits from majority replacement upvc double glazed windows, a replacement gas fired boiler, conservatory, refitted kitchen and bathroom and driveway and garage.

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Entrance Hallway

Double glazed front door, wooden flooring, coving, thermostat, double glazed window to the side aspect, door to:

Downstairs Cloakroom

This room is currently not being used as a cloakroom as there is no W.C, at the moment. The room has a hand basin, radiator, obscure double glazed window.

Lounge

14'4 x 10'0 (4.37m x 3.05m)



Double glazed window to the front aspect, radiator, archway to:

Dining Room

9'11 x 8'10 (3.02m x 2.69m)



Double glazed patio doors to the conservatory, coving, radiator, door to:

Kitchen

9'0 widening to 12'8 maximum x 8'0 (2.74m widening to 3.86m maximum x 2.44m)



Range of base and eye level units to three walls with work surfaces over and tiled splashbacks, one and a half bowl white ceramic sink with a mixer tap and drainer, space for an oven with a stainless steel extractor hood over, fridge/freezer, dishwasher and washing machine, double glazed window to the rear aspect, radiator, understairs cupboard housing a gas fired boiler.

Conservatory

9'0 x 8'0 (2.74m x 2.44m)

Double glazed to three sides with a double glazed door to the garden.

Landing

Radiator, double glazed window to the side aspect, access to the loft space, airing cupboard housing a "Megaflow" hot water system, doors to:

Bedroom One

10'0 x 10'0 (3.05m x 3.05m)



Double glazed window to the front aspect, radiator, open wardrobe, door to:

En-Suite Shower Room

Not currently used as an en-suite shower room as there is no suite- although the plumbing is still in situ.

Bedroom Two

10'5 x 8'5 widening to: 11'4 (3.18m x 2.57m widening to: 3.45m)



Double glazed window to the rear aspect, radiator, coving.

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Bedroom Three

8'0 x 7'7 (2.44m x 2.31m)



Double glazed window to the front aspect, radiator.

Bathroom



Refitted white suite comprising a panel enclosed bath with a mixer tap and mixer shower unit, pedestal hand basin, close coupled W.C, tiled walls, obscure double glazed window, heated towel rail, recessed lighting.

To The Front

Driveway with parking for three cars leading to the garage, garden area to the side with a path to the front door.

Garage

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

Rear Garden



The garden is mainly laid to lawn with fence enclosed borders, side access gate.

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.

Estates Agency Act

Pursuant to the Estate Agency Act of 1979 the owner of the property is employed as an estate agent.





Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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