



Boleyn Close
Maidenbower, Sussex RH10 7QJ

£329,950

Astons are delighted to offer this two double bedroom house which is situated in the popular Maidenbower area of Crawley. The property benefits from the addition of a good sized conservatory, downstairs cloakroom and refitted kitchen. The house has a driveway to the front with parking for two cars and an enclosed rear garden with recently laid patio terrace,



Hallway

Front door, laminate wood flooring, under stairs cupboard, radiator, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a W.C, hand basin with tiled splash backs, radiator, obscure double glazed window.

Kitchen

12'9 x 7'4 (3.89m x 2.24m)

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel mixer tap and drainer, built in stainless steel oven with a four ring gas hob over and stainless steel extractor hood above, space for an American style fridge/freezer, dishwasher and washing machine, tiled floor, recessed down lighters, coving, double glazed window to the front aspect, radiator.

Lounge

14'0 x 12'10 (4.27m x 3.91m)

Double glazed patio doors to the conservatory, double glazed window, laminate flooring, radiator, coving.

Conservatory

11'11 x 9'0 (3.63m x 2.74m)

Double glazed french doors to the garden, high level double glazed windows to two sides.

Landing

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

Bedroom One

12'4 x 10'5 (3.76m x 3.18m)

Two double glazed windows to the front aspect, built in wardrobes and storage cupboard, radiator, coving, recessed down lighters.

Bedroom Two

12'0 x 8'3 (3.66m x 2.51m)

Double glazed window to the rear aspect, radiator, built in wardrobes to one wall.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit above, pedestal hand basin with a mixer tap, W.C, radiator, shaver point, extractor fan, part tiled walls.

To The Front

Driveway to the front with parking for two cars, step upto the front door.

Rear Garden

Paved patio adjacent to the rear of the house leading onto a lawned area with fence enclosed, rear access gate, wooden shed, raised bed with feature tree.

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 £150 per transaction

- Open Convey panel £150 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



Approximate total area⁽¹⁾
477.67 ft²
44.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



1st Floor



Approximate total area⁽¹⁾
322.25 ft²
29.94 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

