



# ASTONS



Jacobean Close  
Maidenbower, RH10 7FZ

**£350,000**

Astons are pleased to offer this delightful two bedroom end-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

The property benefits from a refitted white bathroom suite, a replacement gas fired boiler, open plan lounge through to dining room and upvc double glazed windows and external doors. Outside the house has a lovely rear garden, with well stocked borders, shed and side access gate. To the side of the property there is a parking area with two allocated spaces for the house.

The location in the popular Maidenbower area is particularly appealing, with a variety of local amenities, well regarded schools, and parks nearby, making it a great choice for families and professionals alike. The community is friendly and welcoming, adding to the overall charm of the area.

In summary, this end-terrace house on Jacobean Close offers a wonderful blend of comfort, practicality, and location. With its two bedrooms, inviting reception room, and parking for two vehicles, it is a property that should not be missed. Whether you are looking to buy or rent, this home is ready to welcome you.



### Hallway

Part double glazed front door, cupboard, radiator, stairs to the first floor, door to:

### Lounge

Double glazed window to the front, radiator, under stairs cupboard, thermostat, archway to:



### Landing

Access to the loft space via a pull down ladder, airing cupboard housing a replacement gas fired boiler, doors to:

### Bedroom One

Two double glazed windows to the rear, two radiators.



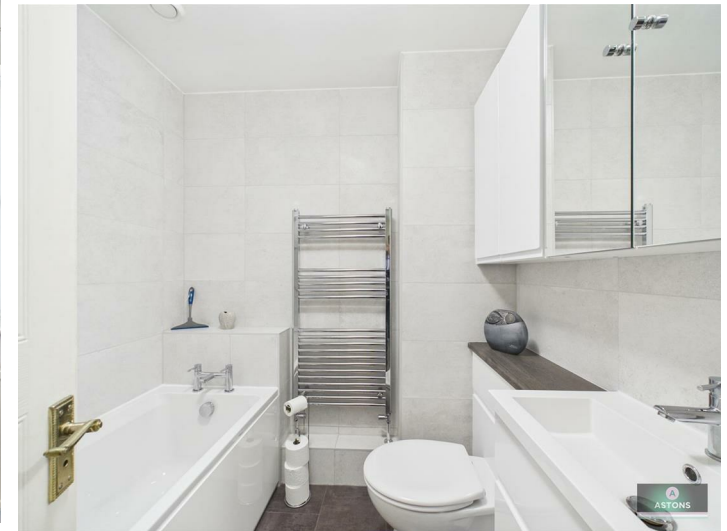
### Bedroom Two

Double glazed window to the front, radiator, built in wardrobe.



### Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and a separate Mira shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, extractor fan, tiled walls, wall units with central mirrored doors, heated towel rail.





### To The Front

Path to the front door with lawned areas to either side, side access gate to the rear.

### Rear Garden

Paved patio area adjacent to the house, side access gate, wooden shed, shaped lawned area with plant and shrub borders, fence enclosed.



### Parking

There are two allocated parking spaces in the parking area to the side of the property.

### 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

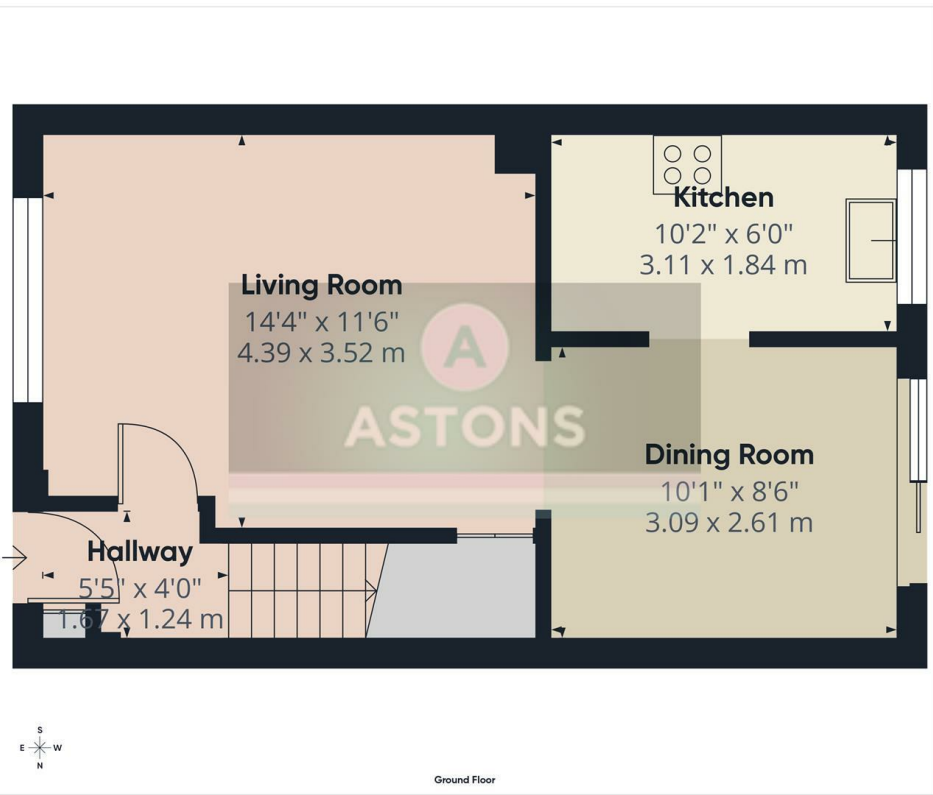
guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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.

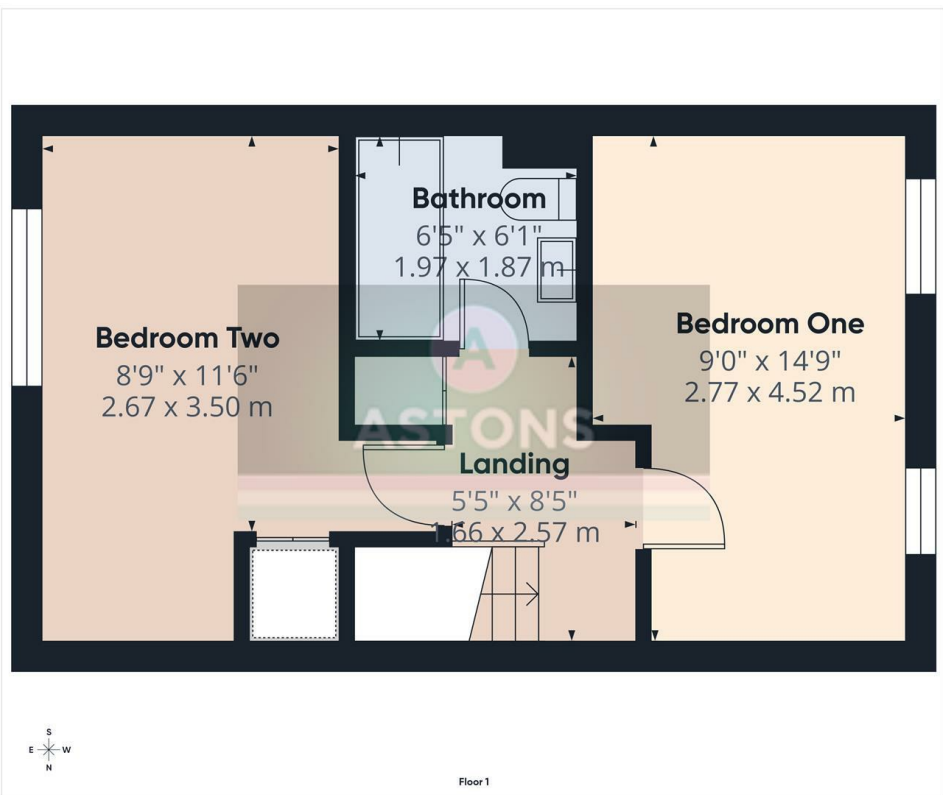


Approximate total area<sup>(1)</sup>  
362 ft<sup>2</sup>  
33.7 m<sup>2</sup>

(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.

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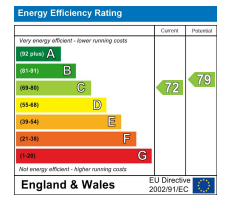
Approximate total area<sup>(1)</sup>  
329 ft<sup>2</sup>  
30.6 m<sup>2</sup>

(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.

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