



Wantage Close  
Maidenbower, RH10 7NU

Offers In Excess Of £350,000

Astons are pleased to offer this delightful house to the market which is situated in a cul de sac within the popular Maidenbower area. With three bedrooms, this property is ideal for families or those seeking extra space. The property benefits from a refitted kitchen/dining room to the rear of the property and there is a separate living room providing a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house further benefits from a level, good sized rear garden, which enjoys a southerly aspect and a garage with a personal door to the rear, eaves storage and driveway to the front.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families and those who value community living. Whether you are a first-time buyer or looking to downsize, this terraced house on Wantage Close presents a fantastic opportunity to enjoy a comfortable lifestyle in a sought-after location. Don't miss the chance to make this lovely property your new home.



### Hallway

Double glazed front door, wood effect flooring, stairs to the first floor, doors to:

### Lounge

Double glazed window to the front, radiator, wood effect flooring, door to:



### Kitchen/Dining Room

Range of refitted base and eye level white units with work surfaces over and matching splash backs, built in eye level stainless steel Neff oven with a microwave over, induction hob with a feature back plate and extractor fan above, integrated fridge/freezer, dishwasher and washing machine, inset one and a half bowl sink with mixer tap and drainer, double glazed window to the rear and double glazed French casement doors to the garden, wood effect flooring, recessed down lighters.

### Landing

Radiator, airing cupboard, access to the loft space, cupboard, doors to:

### Bedroom One

Double glazed window to the rear, radiator.

### Bedroom Two

Double glazed window to the front, radiator.

### Bedroom Three

Double glazed window to the rear, radiator, wood effect flooring.



### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and a separate mixer shower unit over, pedestal hand basin with a mixer tap, wc, part tiled walls, obscured double glazed window, extractor fan, heated towel rail.

### To The Front

Path to the front door, small garden area to the side.

### Garage/Parking

Garage located close by with an up and over door and personal door to the rear. To the front of the garage there is a driveway with parking for one to two cars.



### Rear Garden

The garden enjoys a southerly aspect and comprises a paved patio area adjacent to the house leading to a lawned area with fence enclosed borders.



### Anti Money Laundering

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### Disclaimer

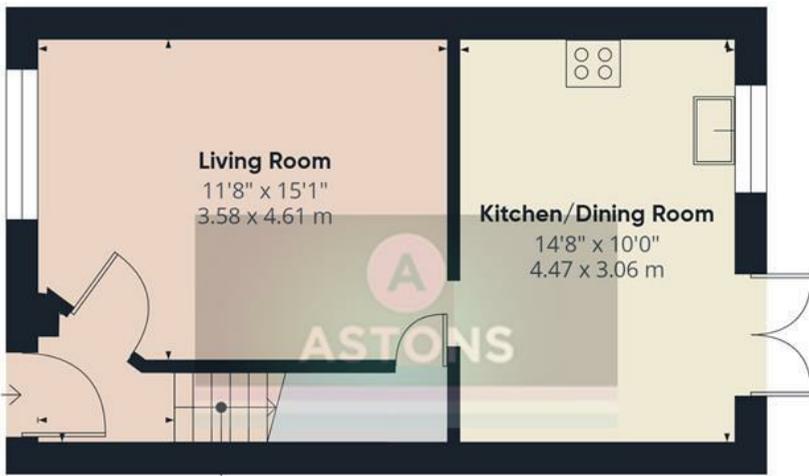
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

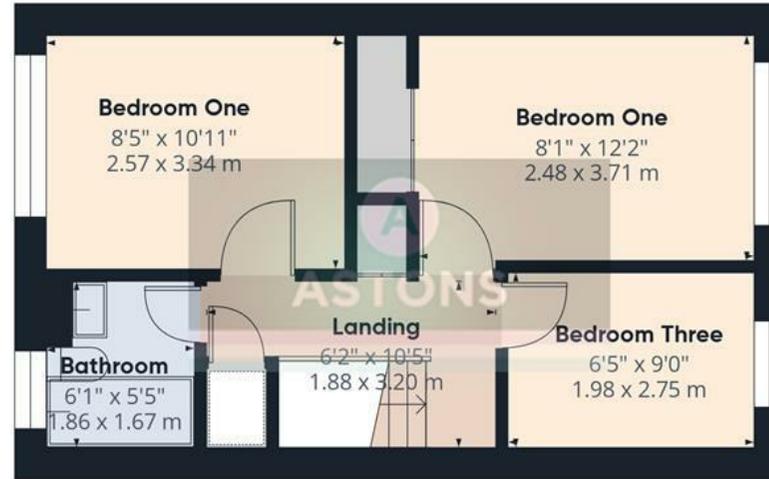






**Hallway**  
5'0" x 5'2"  
1.52 x 1.59 m

Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
851 ft<sup>2</sup>  
79.1 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

