



Milborne Road  
Maidenbower, West Sussex RH10 7LN

£450,000

Situated in the desirable area of Maidenbower, this delightful house offers a perfect blend of comfort and convenience. The property was built by Bryant Homes to their popular Ryefield design and has been adapted and extensively improved by the current owners and now offers a stunning open plan living space including a refitted modern kitchen with quality integrated appliances. The house also offers three well-proportioned bedrooms, one with a refitted en-suite shower room, a family bathroom and a downstairs cloakroom.

To the front of the house there is a block paved driveway with parking for two cars and to the rear there is a landscaped garden with large seating terrace. In the garden there is also an insulated home office; ideal for those working from home.

Maidenbower is known for its friendly community and excellent local amenities, making it a wonderful place to call home. With easy access to nearby well regarded schools for all ages, parks including Tilgate park, and shops, this property is perfectly situated for both convenience and leisure. The property also offers excellent transport links being close to junction 10a of the M23 and Three Bridges mainline train station nearby.

In summary, this terraced house on Milborne Road presents an excellent opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this lovely home your own.



## Hallway

Part double glazed front door, radiator, fitted entrance mat, wood effect LVT flooring, stairs to the first floor, doors to:

## Lounge/Dining Room

Double glazed window to the front, radiator and further feature vertical radiator, under stairs cupboard, recessed down lighters, wood effect LVT flooring, bay double glazed window and door to the garden, open through to:

## Kitchen

Refitted range of base and eye level panel fronted units with stone effect work surfaces over and matching splash backs, under unit and plinth lighting, inset stainless steel double bowl sink with a mixer tap, two built in eye level side by side stainless steel Neff ovens and integrated Neff microwave, inset five ring gas Neff hob with designer extractor hood above, integrated fridge/freezer, dishwasher and washing machine, double glazed windows to the front and rear, wood effect LVT flooring, recessed down lighters.

## Downstairs Cloakroom

White suite comprising a wc and hand basin with tiled splash backs, part panelled walls, obscured double glazed window, wood effect LVT flooring, heated towel rail.



## Landing

Access to the loft space via a pull down ladder, airing cupboard, doors to:

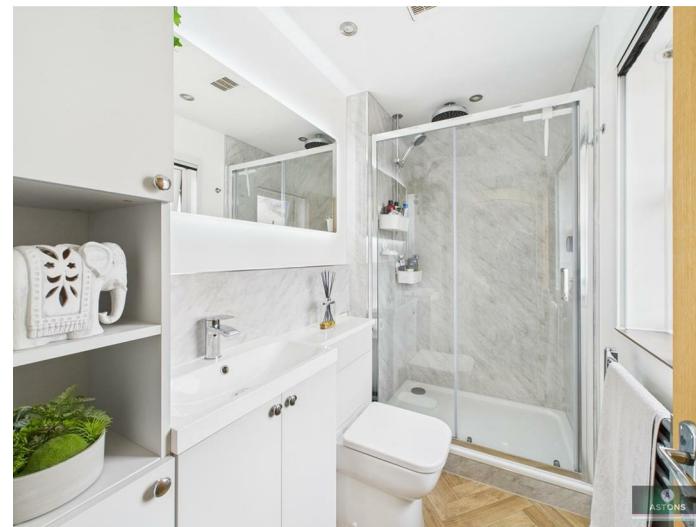
## Bedroom One

Double glazed window to the front, radiator, fitted wardrobes and cupboards further built in wardrobes in the dressing area, door to:



## En-Suite Shower Room

Refitted white suite comprising a large shower cubicle with a digital Mira shower unit with fixed rainfall head and separate hand held head, hand basin with a mixer tap and unit below, wc with a concealed cistern, further fitted storage units, part panelled walls, heated towel rail, wood effect flooring, obscured double glazed window, extractor fan, recessed down lighters, access to second loft space.



## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to the rear, radiator.

## Family Bathroom

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

## To The Front

Block paved driveway with parking for two cars.

## Rear Garden

The garden is attractively landscaped and comprises a large decked seating area adjacent to the house with wooden pergola to one side, perimeter lighting and power sockets, steps with raised planters to either side up to a lawned area with fence enclosed borders, shed and greenhouse to the rear, rear access gate, plant and shrub borders, access to:

## Garden Room/Office

Fully insulated wooden home office with a double glazed door and window, power and light.



## Disclaimer

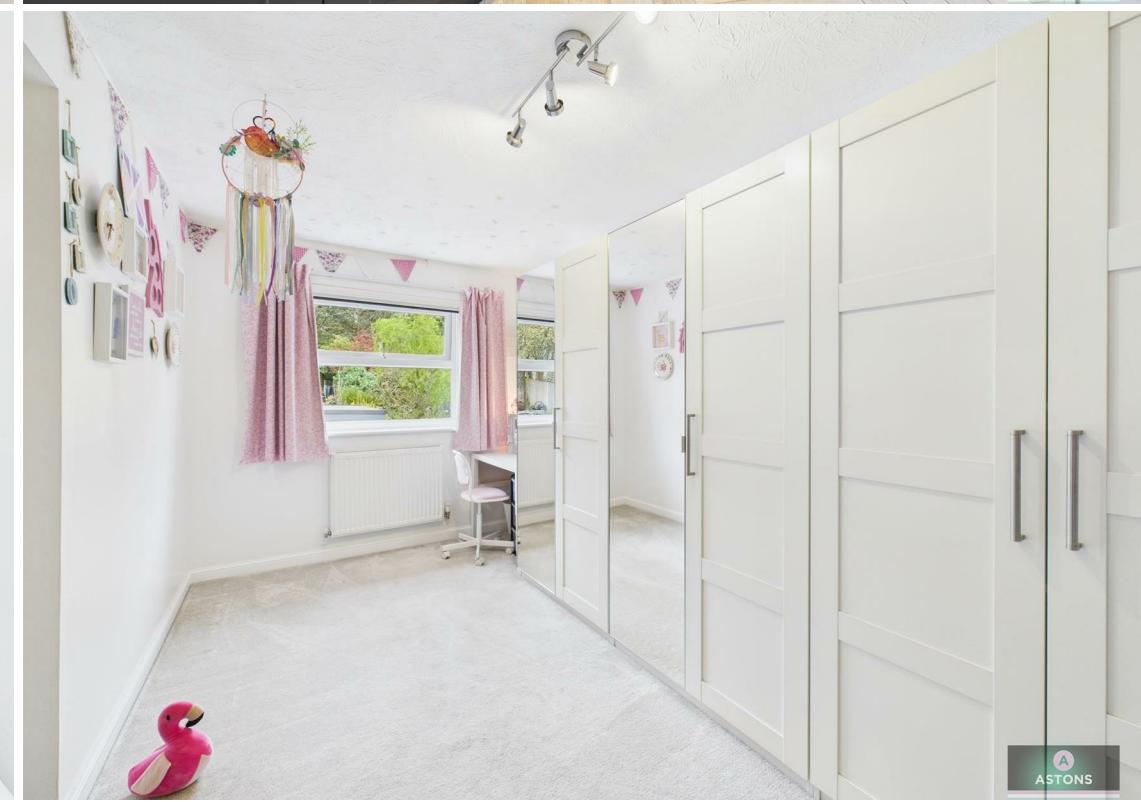
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

1903.88 ft<sup>2</sup>

176.88 m<sup>2</sup>

**Balconies and terraces**

936.46 ft<sup>2</sup>

87 m<sup>2</sup>

**Reduced headroom**

1.13 ft<sup>2</sup>

0.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

