



Penfold Road  
Maidenbower, WEST SUSSEX RH10 7HU  
**£400,000**

Astons are pleased to offer this three bedroom house to the market. The property was built by Bryant Homes to their popular "Ryefield" design and offer a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The property boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family and guests alike. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living.

One of the standout features of this home is the generous parking provision with a driveway to the front and a garage with power and light and a personal door to the house.

Maidenbower is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Whether you are looking to settle down or invest, this terraced house is certainly worth considering.



## Hallway

Double glazed front door, stairs to the first floor, door to:

## Living/Dining Room

Double glazed window to the front aspect and double glazed bay window to the rear, two radiators, fireplace surround, (not operational), under stairs cupboard, door to:

## Kitchen

Range of base and eye level units with work surfaces and tiled splashbacks, under unit lighting, stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a gas hob over and extractor hood above, space for a dishwasher and under counter fridge, gas fired boiler, double glazed window to the rear, radiator, door to:

## Downstairs Cloakroom

White suite comprising a wc and a hand basin with tiled splashbacks, radiator, obscured double glazed window.

## Landing

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

## Bedroom One

Double glazed box bay window to the front, radiator, dressing area with built in wardrobes to either side with sliding mirror fronted doors, leading to:

## En-Suite Shower Room

White suite comprising a walk-in shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held head, pedestal hand basin with a mixer tap, wc, tiled walls, obscured double glazed window, shaver point.

## Bedroom Two

Double glazed window to the rear, radiator.



## Bedroom Three

Double glazed window to the rear, radiator.



## Bathroom

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

## To The Front

Driveway leading to the garage and front door with storm porch over, lawned area to the side.

## Garage

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

## Rear Garden

Paved patio area adjacent to the house, the rest of the garden is lawned with fence enclosed borders.

## 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.

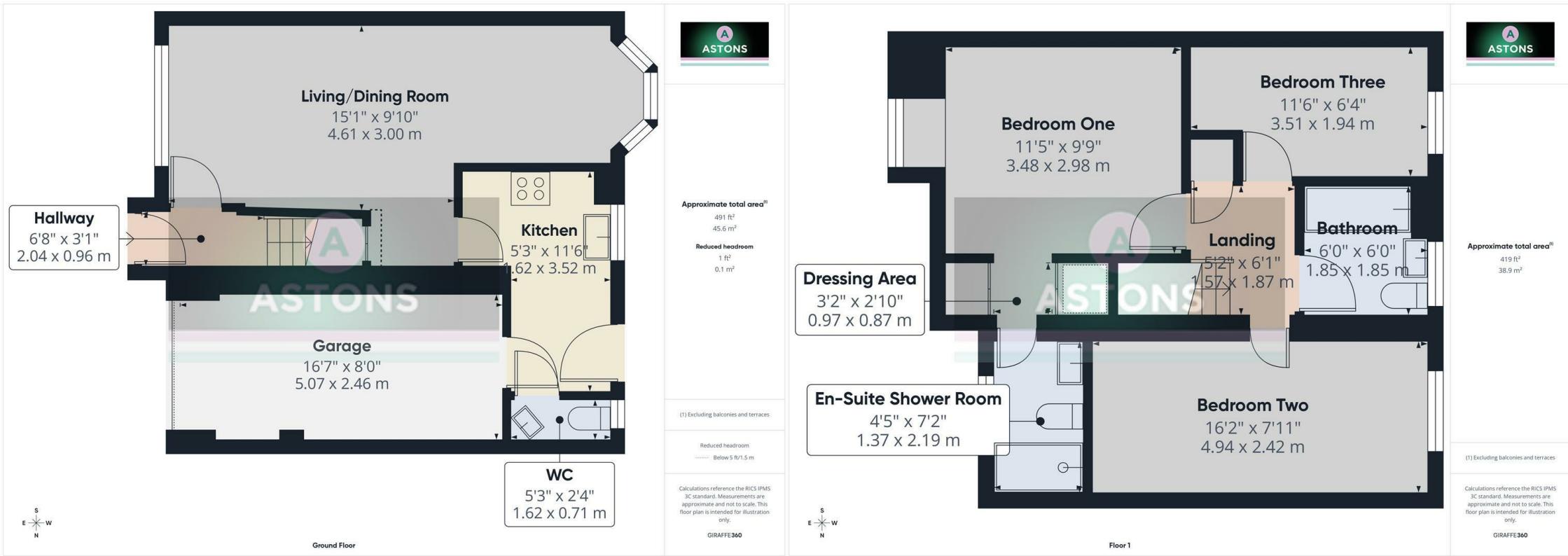
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Energy Efficiency Rating

Rating	Current	Proposed
Very energy efficient - lower running costs		
(92 plus) A		
(81-90) B	Current	Proposed
(75-84) C		71
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com

Tel: 01293 611999 Fax: 01293 611454

[www.astons.org](http://www.astons.org)