



ASTONS



Fowler Close
Maidenbower, West Sussex RH10 7UN

Guide Price £550,000

*** Guide price £550,000- £575,000 ***

Astons are pleased to offer to the market this detached house that is perfect for family living. The property is situated within a popular cul de sac which is centrally located with the Maidenbower area. This impressive property boasts four bedrooms, one with an en-suite shower room, two reception rooms and a good sized kitchen/breakfast room.

The property further benefits from a downstairs cloakroom and separate utility room. Outside the house has a driveway and parking for three cars on the driveway which leads to the garage and to the rear there is a good sized, westerly facing garden which enjoys a good degree of seclusion.

The surrounding area of Maidenbower is known for its community spirit and excellent local amenities, including well regarded schools for all ages, parks, and shops, all within easy reach. The house is ideally situated within one mile of Three Brodges mainline train station and there is a direct bus link to Gatwick Airport. This home is a perfect blend of comfort and functionality, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

In summary, this detached house on Fowler Close is a remarkable find, offering generous living space, modern conveniences, and a prime location. It is a must-see for anyone looking to settle in a vibrant community. The property is being offered with no onward chain.



Enclosed Porch

Double glazed front door, double glazed window to the side, door to:

Hallway

Laminate wood flooring, coving, radiator, stairs to the first floor, doors to:

Downstairs Cloakroom

Suite comprising a wc and hand basin with tiled splashbacks and vanity unit below, radiator, extractor fan.

Lounge

Double glazed window to the front, fireplace with living flame gas fire, coving, wood flooring, radiator, glazed doors to:

Dining Room

Double glazed French casement doors to the garden, radiator, coving, door to:

Kitchen/Breakfast Room

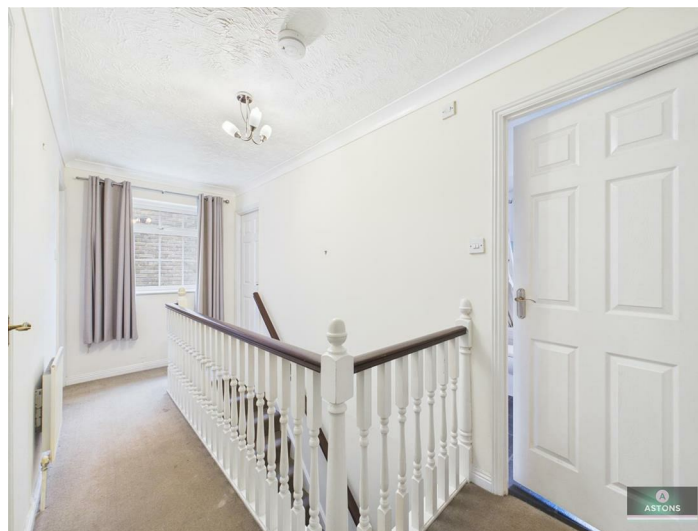
Range of base and eye level units with work surfaces over and tiled splashbacks, one and a half bowl sink with a mixer tap and drainer, built in eye level oven, four ring gas with an extractor fan over, space for a dishwasher, double glazed window to the rear, radiator, door to:

Utility Room

Work surface to one side with space below for a washing machine, tumble dryer and fridge/freezer, eye level units to one wall, obscured double glazed door to the side.

Landing

Double glazed window to the side, radiator, airing cupboard, access via a pull down ladder to the part boarded loft space, doors to:



Bedroom One

Double glazed window to the front, built in wardrobes to one wall, coving, radiator, door to:

En-Suite Shower Room

White suite comprising a corner shower cubicle with mixer power shower unit, pedestal hand basin, wc with a concealed cistern, part tiled walls, extractor fan, obscured double glazed window, shaver point.

Bedroom Two

Double glazed window to the rear, coving, laminate flooring, radiator.

Bedroom Three

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

Bedroom Four

Double glazed window to the front, radiator, coving.

Bathroom

Suite comprising a panel enclosed bath with a mixer tap and mixer power shower unit above, hand basin with a mixer tap and vanity unit below, wc, extractor fan, radiator, obscure double glazed window, part tiled walls, shaver point.



To The Front

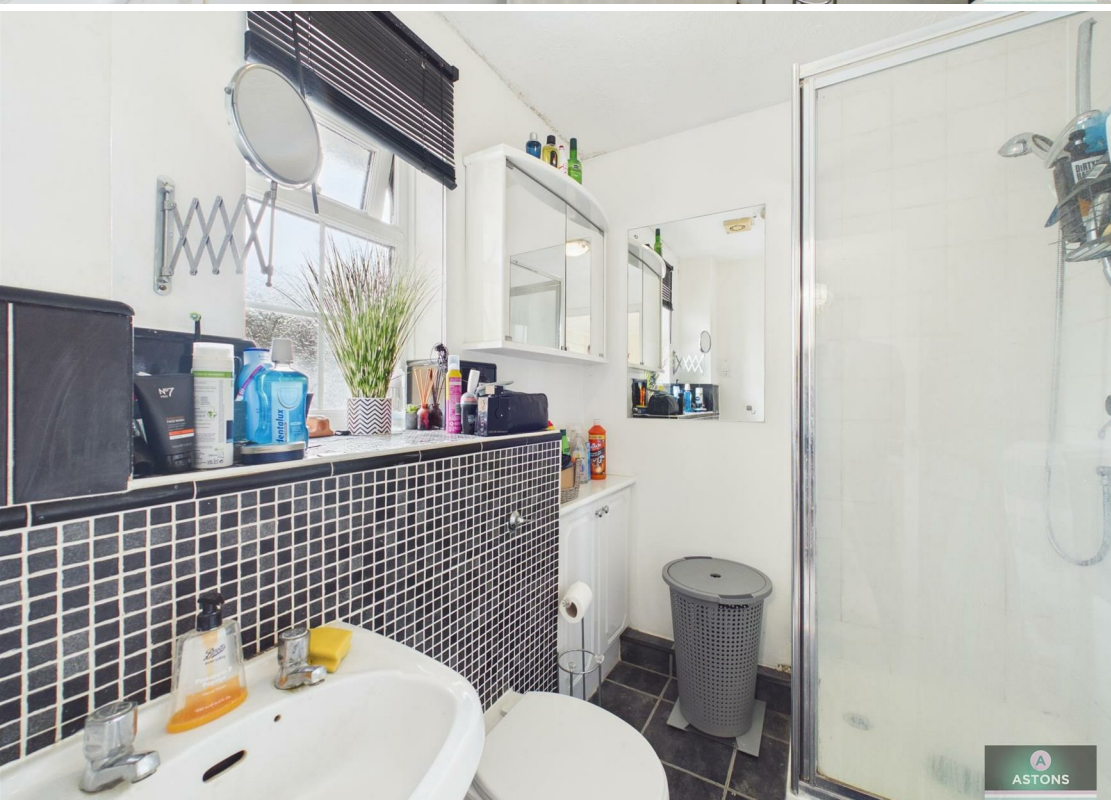
Driveway providing parking for three cars, lawned area to the side, path to the front door.

Garage

With an up and over door, power and light, recently replaced gas fired boiler, personal door to the side.

Rear Garden

The garden enjoys a westerly facing aspect, which is great for afternoon sun and comprises a paved patio area adjacent to the house leading to a lawned area with fence and wall enclosed borders, side access gate to the front, external tap and wooden shed.





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.

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.

Older photographs

The exterior photographs were taken some years ago.

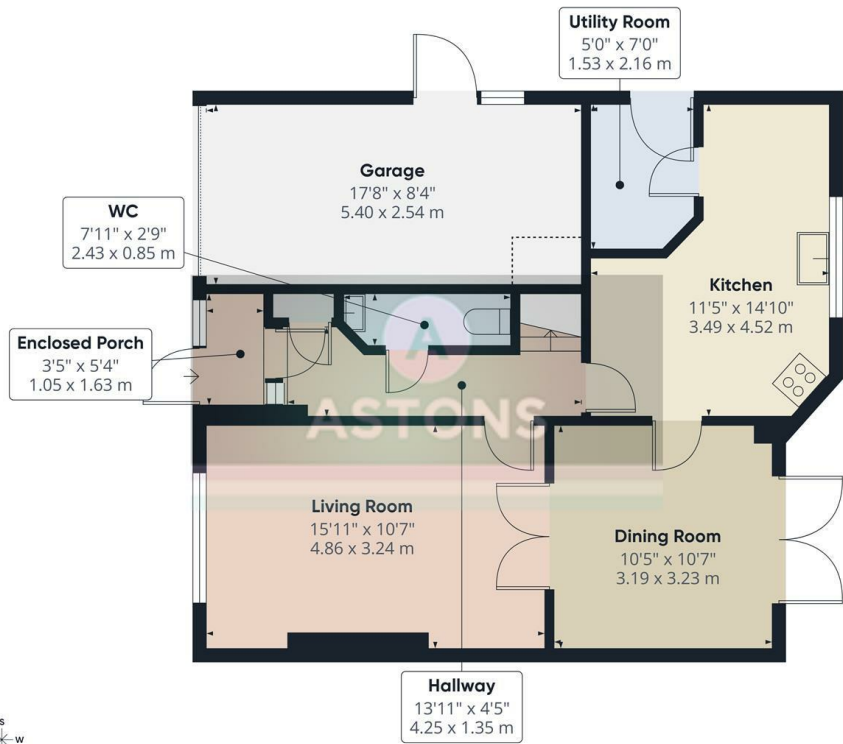
Disclaimer

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



Approximate total area⁽¹⁾

702 ft²

65.2 m²

Reduced headroom

7 ft²

0.6 m²

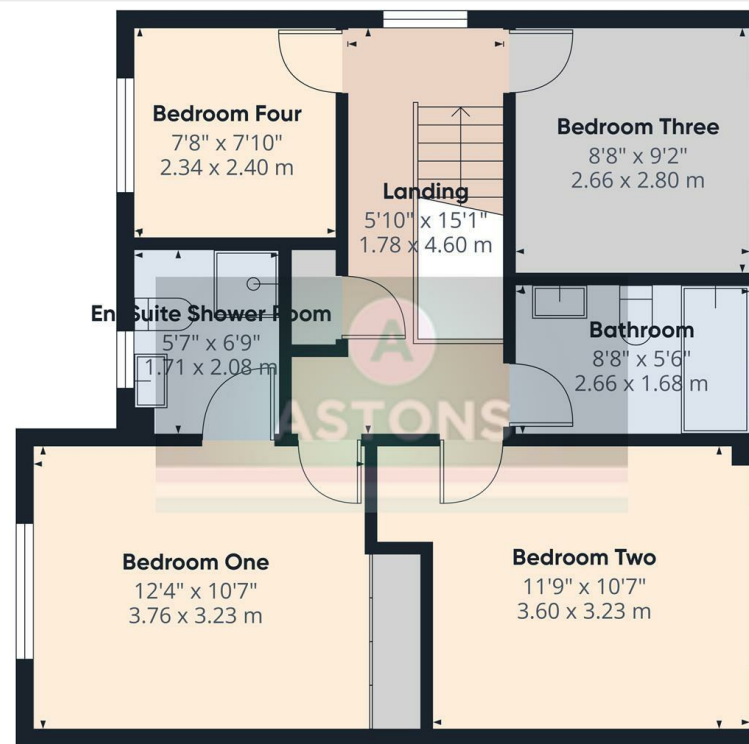
(1) Excluding balconies and terraces

Reduced headroom:

Below 5 ft/1.5 m

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⁽¹⁾

580 ft²

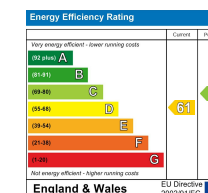
53.9 m²

(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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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW
01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org
 Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

