



Bolton Road
Maidenbower, RH10 7LR

£349,950

Astons are pleased to offer this well presented two bedroom house to the market. The property is located in the popular Maidenbower area and benefits from two well-proportioned bedrooms, making this property ideal for small families, couples, or individuals seeking a cosy home.

The property benefits from a refitted kitchen with integrated oven and hob, the addition of a large conservatory to the rear, a refitted bathroom and gas radiator heating with a modern "Vailant" boiler. Outside the house has a good sized garden which has a south/westerly aspect and rear access. To the front there is parking for two cars with further on road parking available.

Situated in a desirable location, this home benefits from local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental opportunity, this terraced house on Bolton Road presents a wonderful chance to enjoy comfortable living in Crawley. Do not miss the opportunity to make this charming property your new home.



Hallway

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



Downstairs Cloakroom

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



Lounge

Double glazed window and French casement doors to the rear, under stairs cupboard, radiator.

Conservatory/Dining Room

Brick base with double glazed windows to three sides, radiator, wood effect flooring, double glazed French casement doors to the garden.

Kitchen

Refitted range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a hob over and stainless steel extractor hood above, space for a fridge/freezer, washing machine and dishwasher, radiator, wood effect flooring, double glazed window to the front, "Vailant" gas fired boiler, extractor fan.

Landing

Access to the loft space, doors to:

Bedroom One

Two double glazed windows to the rear, radiator.



Bedroom Two

Two double glazed windows to the front, built in wardrobes, airing cupboard.



Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit with a fixed rainfall head and separate hand held head, pedestal hand basin with a mixer tap and wc, tiled walls, extractor fan, heated towel rail, tiled floor.





Parking

There are two allocated parking spaces directly to the front of the property, path to the front door.

Rear Garden

The garden enjoys a south/west facing direction and comprises a paved patio terrace adjacent to the house leading to a decked area, to the rear there is a stone chipping area, rear access gate, 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

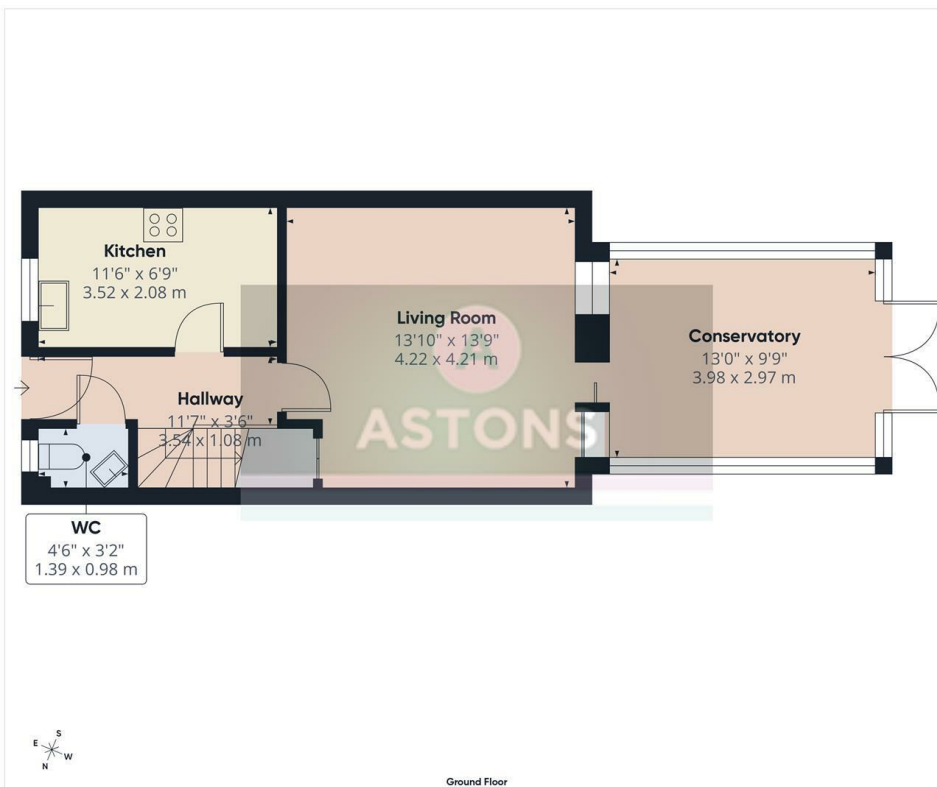
property have necessary regulations or approvals.

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.

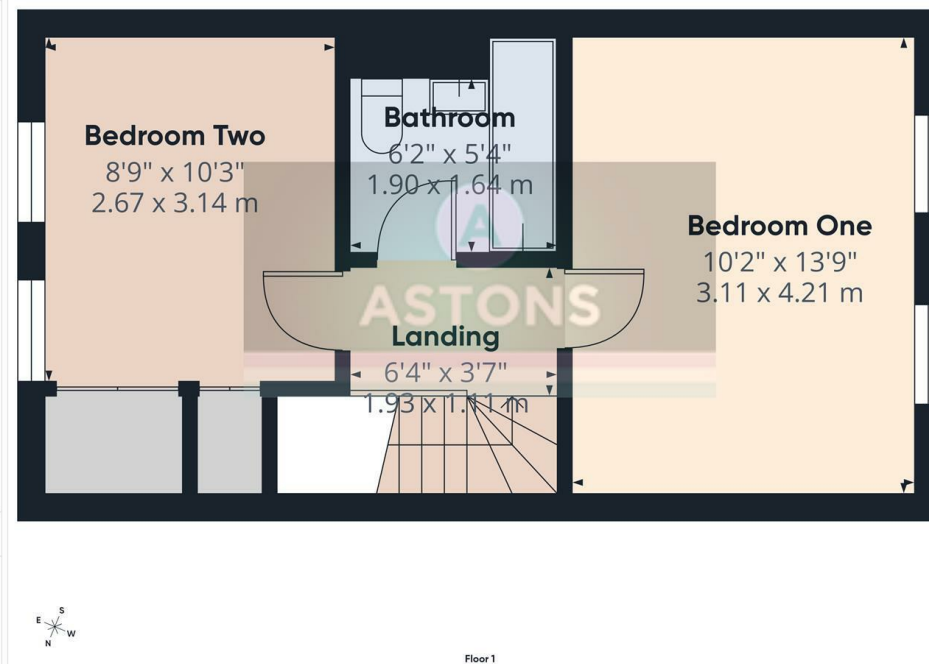


Approximate total area⁽¹⁾
488 ft²
45.3 m²

(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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Approximate total area⁽¹⁾
309 ft²
28.7 m²

(1) Excluding balconies and terraces

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