



Casher Road  
Maidenbower, RH10 7JG

**£525,000**

Astons are pleased to offer to the market this detached family home which is situated in the desirable area of Maidenbower. This charming detached house on Casher Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,292 square feet, the property boasts a well-thought-out layout that is ideal for family living.

The property benefits from an open plan kitchen/dining area which creates a lovely sociable area with a further lounge and larger conservatory to the rear. The house features four bedrooms, one with an en-suite cloakroom, and a separate family bathroom ensuring that there is plenty of room for family members or guests.

Outside the property has a westerly facing garden and to the front there is a block paved driveway with parking for three cars.

With its excellent location in Maidenbower, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The property is being offered with no onward chain- do not miss the opportunity to make this house your new home.



### Hallway

Double glazed front door, door to:

### Lounge

Double glazed window to the front, radiator, stairs to the first floor, open through to:

### Dining Room

Double glazed window and patio doors to the garden, under stairs cupboard, wood effect flooring, open to :

### Conservatory

Double glazed to three sides with double glazed French casement doors to the garden, radiator.

### Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over, one and a half bowl sink unit with a mixer tap and drainer, built in oven and five ring gas hob and stainless steel extractor hood above, space for a dishwasher, washing machine and tumble dryer, further space for an American style fridge/freezer, wood effect flooring, double glazed window to the front, radiator, double glazed door to the side.

### Downstairs Cloakroom

Suite comprising a wc and hand basin with a mixer tap and tiled splashback, radiator, obscured double glazed window.

### Landing

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

### Bedroom One

Double glazed window to the front, fitted wardrobe, radiator, coving, door to:

### En-Suite wc

Suite comprising a wc and hand basin with a mixer tap and tiled splashbacks, radiator, obscured double glazed window.

### Bedroom Two

Double glazed window to the front, radiator.

### Bedroom Three/Office

Double glazed window to the rear, radiator, fitted wardrobe.

### Bedroom Four/Office

Double glazed window to the rear, radiator.

### Bathroom

White suite comprising a P-shaped bath with a mixer tap and Mira shower unit over, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, tiled floor, recessed down lighters, obscured double glazed window, extractor fan.

### To The Front

Block paved driveway to the front which provides parking for three cars, leading to the front door.

### Rear Garden

The garden has a westerly aspect and comprises a paved patio area adjacent to the house, a lawned area, raised decked seating area to the side, fence enclosed borders, side access gate, covered side storage area.

### 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

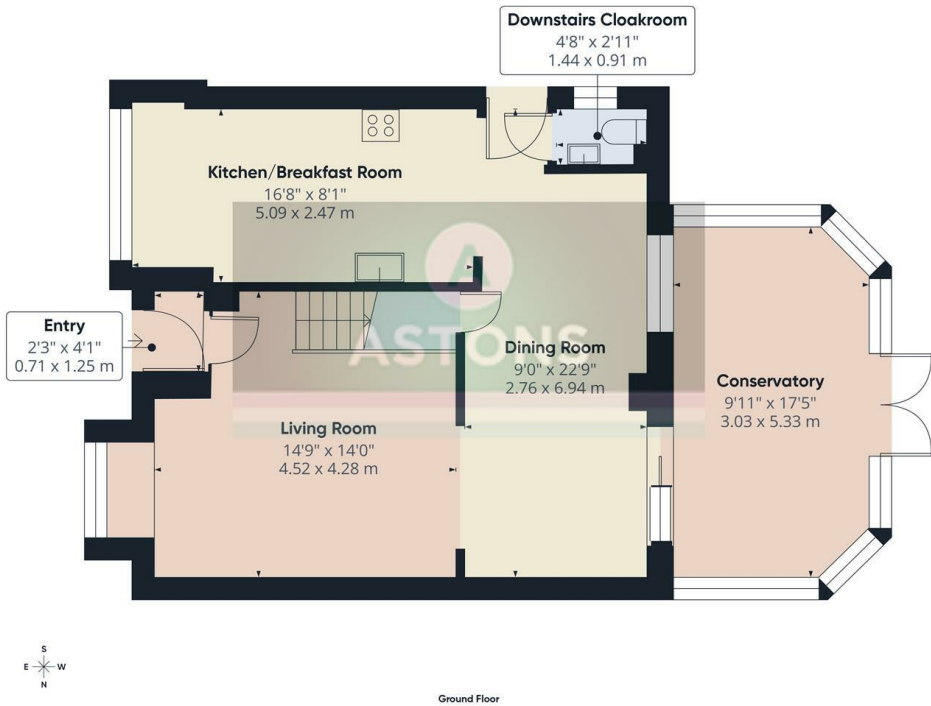
Conveyancing - Lewis & Dick £200 per transaction

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.





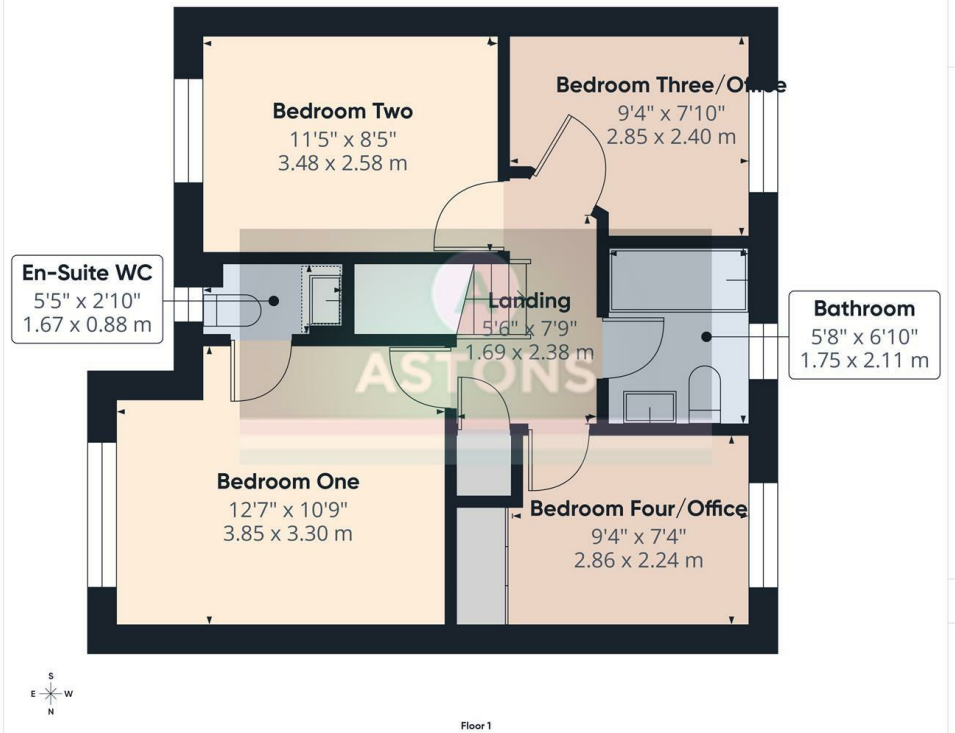


Approximate total area<sup>(1)</sup>  
718 ft<sup>2</sup>  
66.6 m<sup>2</sup>

(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<sup>(1)</sup>  
461 ft<sup>2</sup>  
42.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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