



Phillips Close  
Maidenbower, RH10 7NP

£450,000

# Phillips Close, Maidenbower, RH10 7NP

A well presented three bedroom semi-detached house which was built by Bryant Homes to their popular Ryfield design. The property is situated in the sought after area of Maidenbower and offers three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful design of the property maximises both space and functionality, making it a practical choice for everyday living.

## Hallway

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

## Sitting Room/Office

Double glazed window to the front, radiator, recessed down lighters.

## Lounge

Double glazed window to the front, radiator, under stairs cupboard, wood effect flooring, archway to:

## Dining Area

Double glazed bay window to the rear, radiator.

## Kitchen

Range of base and eye level units with wood effect work surfaces over and tiled splash backs, stainless steel sink with a mixer tap and drainer, built in eye level stainless steel double Neff oven, induction hob with stainless steel extractor hood above, integrated dishwasher, space for a washing machine and fridge/freezer, radiator, unit housing the gas fired boiler, double glazed window and door to the rear, wood effect flooring, recessed down lighters.

## Landing

Airing cupboard, access to the loft space, doors to:

## Bedroom One

Double glazed box bay window to the front, radiator, dressing area with fitted wardrobes to two sides, doors to:

## En-Suite Shower Room

White suite comprising a large shower cubicle with a digital Aqualisa shower unit with remote start/stop, hand basin with a mixer tap and vanity unit below, w/c, part tiled walls, tiled, obscured double glazed window, heated towel rail, extractor fan, shaver point.

## Bedroom Two

Double glazed window to the rear, radiator.

## Bedroom Three

Double glazed window to rear, radiator.

## Bathroom

White suite comprising panel enclosed bath with shower screen and shower attachment, w/c, hand basin with a mixer tap and vanity unit below, obscured double glazed window to rear, heated towel rail, extractor fan, shaver point.

## To The Rear

Fence enclosed garden, patio adjacent leading to artificial lawn and decking, side gate access.

## To The Front

Driveway for two cars, additional parking space.

## 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

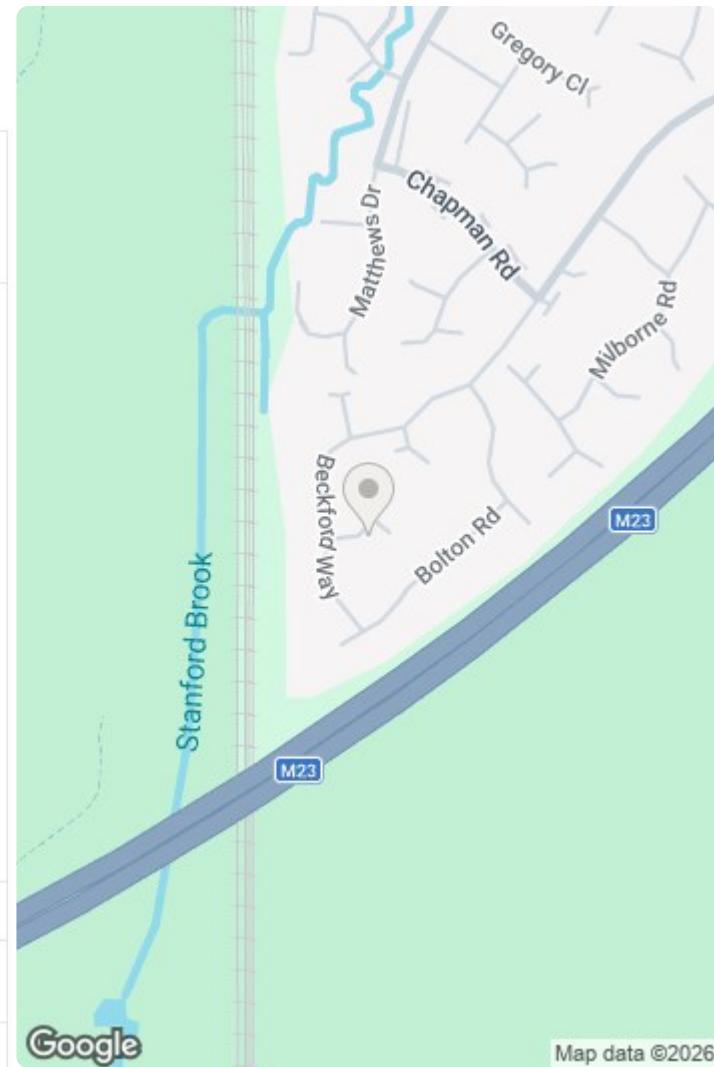
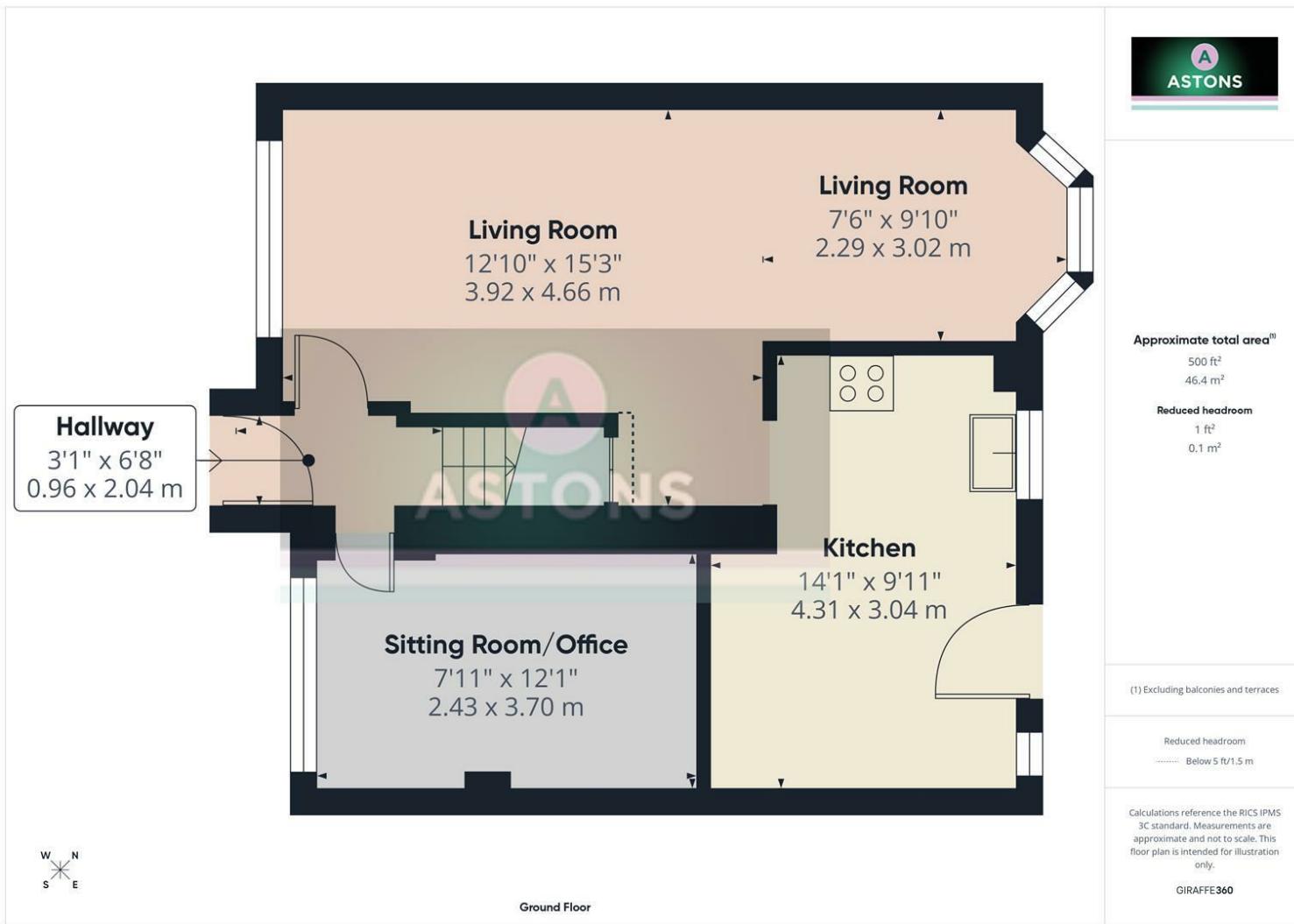
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	EU Directive

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales	EU Directive	2002/91/EC	EU Directive

