



Penfold Road
Maidenbower, WEST SUSSEX RH10 7HU

Offers In The Region Of £400,000

A three bedroom semi detached house built by Bryant Homes to their popular Ryefield design. The property is situated on a good sized corner plot, with space to the front to create additional parking, and width to the side. The accommodation comprises in brief two large double bedrooms and one single, en-suite shower room to the main bedroom, large conservatory, kitchen/breakfast room, additional study/bedroom four, and a driveway offering parking for two cars. The house is situated within a quiet cul-de-sac within a very short walk of Tilgate Forest & golf course. The property is being offered with no onward chain.



Hallway

Part glazed front door, fitted entrance mat, tiled floor, coving, stairs to the first floor, doors to:

Lounge

Double glazed window to the front, radiator, wood flooring, fireplace (not operational), coving, under stairs cupboard, thermostat, open to:



Dining Room

Radiator, double glazed french doors to the conservatory, coving.



Kitchen/Breakfast Room

Range of base and eye level panel fronted units with work surfaces over and matching splash backs, breakfast bar, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel oven with integrated microwave above, inset five ring gas hob with extractor hood above, space for a fridge/freezer, washing machine and tumble dryer, two double glazed windows to the rear, unit housing gas fired boiler, wood effect flooring.



Conservatory

Double glazed to three sides, double glazed door to the garden, wood flooring, radiator.



Study/Bedroom Four

Double glazed window to the front, wood flooring, radiator, coving.



Landing

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

Bedroom One

Double glazed window to the front, radiator, dressing area with built in wardrobes to two sides, door to:



En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit,



pedestal hand basin, W.C, part tiled walls, heated towel rail, obscure double glazed window, shaver point, extractor fan.



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 mixer shower unit above with a glass screen, pedestal hand basin, W.C, part tiled walls, obscure double glazed window, extractor fan.



To The Front

Driveway with parking for two cars, lawned area to the side, side access gate, hedge and fence boundary.

Rear Garden

Comprising a paved patio terrace adjacent to the rear of the house leading to a lawned area with plant and shrub borders, wooden shed to the rear, to the side there is a further patio area with a side access gate to the front, fence enclosed.



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.

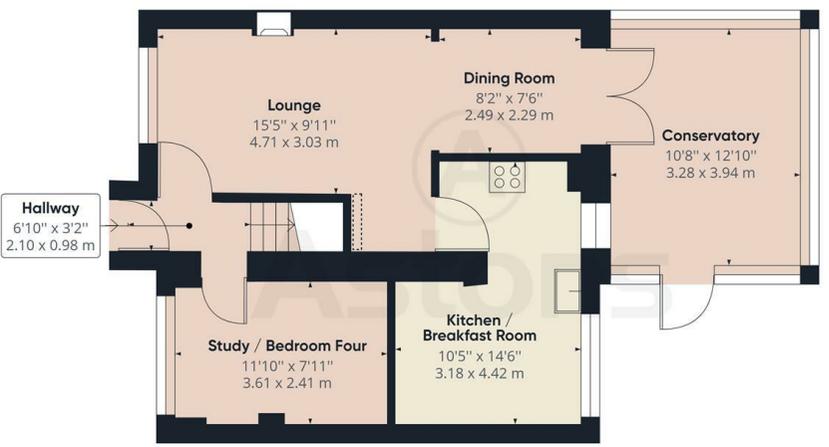
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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 £150 per transaction

- Open Convey panel £150 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.



Ground Floor

Approximate total area⁽¹⁾
669.04 ft²
62.16 m²

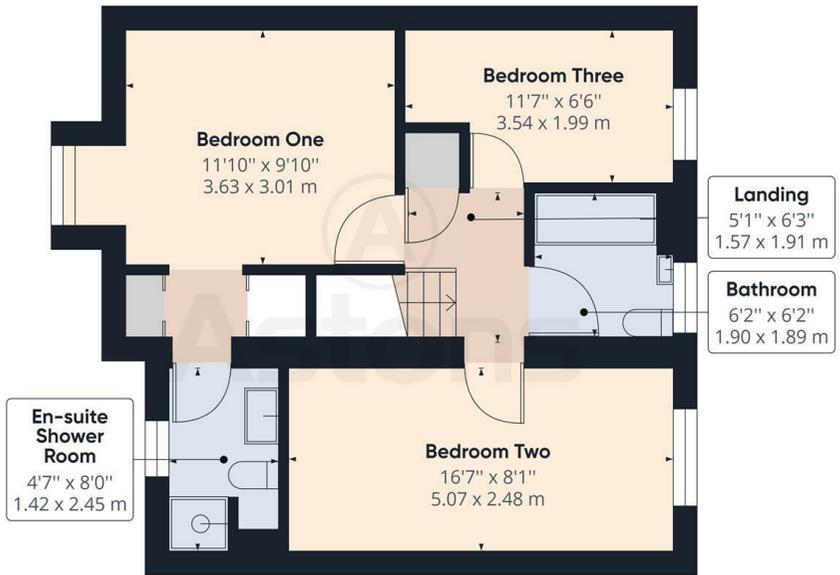
Reduced headroom
1.67 ft²
0.15 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
455.47 ft²
42.31 m²

(1) Excluding balconies and terraces

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