



# ASTONS



Elizabethan Way  
Maidenbower, West Sussex RH10 7GU

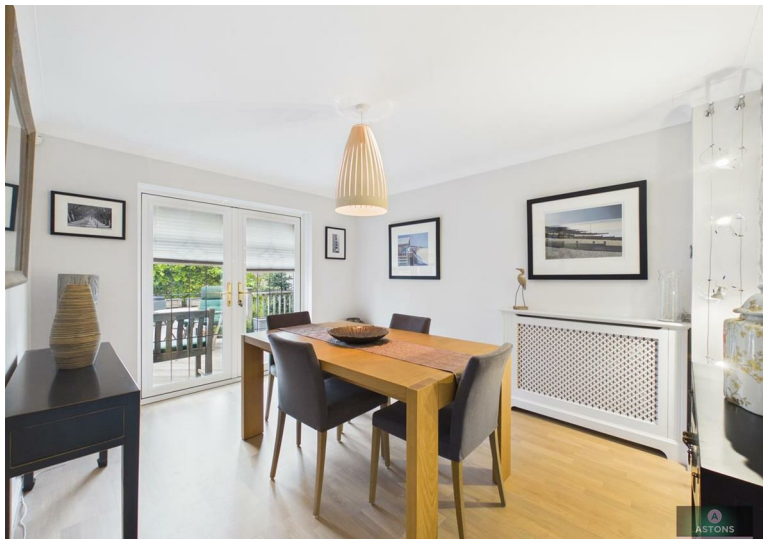
Offers In Excess Of £675,000

Astons are delighted to offer this impressive four bedroom detached house to the market. The property is located in a sought after position on Elizabethan Way, within the popular Maidenbower area. Spanning an impressive 1,745 square feet, this house offers a perfect blend of space and comfort, making it ideal for families seeking a welcoming home.

Upon entering, you are greeted by a reception hallway with a refitted oak wooden staircase leading to two spacious reception rooms, providing ample space for both relaxation and entertaining. To the rear the kitchen/breakfast room is fitted with quality units and quartz work surfaces leading onto a well equipped utility room. Upstairs there are four generously sized bedrooms, one with an en-suite bathroom.

Outside, the house features a block paved driveway to the front leading to the double garage and to the rear there is an attractively landscaped garden with multiple seating areas to enjoy this lovely space. The surrounding area is known for its friendly community and excellent local amenities, including popular schools for all ages, great transport links including the M23 motorway and Three Bridges mainline train station; making it an ideal location for families and professionals alike.

In summary, this detached house on Elizabethan Way is a fantastic opportunity for those looking for a spacious and well-appointed family home in Maidenbower. With its generous living space, ample parking, and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this wonderful property your own.



### Entrance Hallway

Double glazed front door with double glazed leaded light effect window to the side, Amtico LVT wood effect flooring, radiator with cover, coving, under stairs cupboard, Hive thermostat, stairs to the first floor with refitted oak staircase, doors to:

### Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap and vanity unit below, radiator with cover, Amtico floor, part tiled walls, extractor fan, recessed down lighters.

### Living Room

Double glazed leaded light effect bay window to the front, radiator with cover, feature stone fireplace with a stylish living flame gas fire with a remote control, coving.

### Dining Room

Double glazed French casement doors to the garden, coving, radiator with cover, engineered wood flooring.

### Kitchen/Breakfast Room

Range of base and eye level wood panel fronted units with quartz work surfaces over, matching splashbacks, and under unit lighting, two glazed display units with lighting, inset sink with a mixer tap and drainer, built in range style cooker with a five ring gas hob and stainless steel extractor hood above, integrated larder fridge, dishwasher and wine cooler, fitted quartz breakfast table, Amtico LVT wood effect flooring, two double glazed leaded light effect windows to the rear, coving, vertical radiator, recessed down lighters, open to:

### Utility Room

Range of base and eye level wood panel fronted units with quartz work surfaces over to two sides, under unit lighting, Belfast sink with a flexible shower style mixer tap and drainer, space for washing and tumble dryer, integrated larder freezer, Amtico LVT wood effect flooring, recessed down lighters, double glazed leaded light effect window to the rear, double glazed door to the side, coving, vertical radiator.

### Landing

Double glazed leaded light effect window to the front, airing

cupboard, coving, access to the loft space, recessed down lighters, doors to:

### Bedroom One

Double glazed leaded light effect window to the front, radiator, coving, fitted wardrobes, drawers and cupboards, door to:

### En-Suite Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit, two hand basins with mixer taps, wc with a concealed cistern, range of fitted units, mirror with recessed edge lights over, heated towel rail, recessed ceiling down lighters, extractor fan, tiled walls, obscured double glazed window.

### Bedroom Two

Double glazed leaded light effect window to the rear, radiator, coving, fitted wardrobes and cupboards.

### Bedroom Three

Double glazed leaded light effect window to the rear, radiator with a cover, coving, recessed fitted dresser unit with cupboards, display shelving and lighting.

### Bedroom Four

Double glazed leaded light effect window to the front, radiator, built in wardrobe, coving.

### Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit over and glass screen, hand basin with a mixer tap, wc with a concealed cistern, range of fitted base level units, tiled walls and floor, heated towel rail, mirror with recessed edge spot lights, recessed ceiling down lighters, double glazed obscured leaded light effect window.

### To The Front

The property is approached via a block paved driveway which leads to the garages and front door with a path that extends to either side offering access to the rear garden, lawned area to the side.

### Double Garage

With two electric roll over doors, power and light, quality resin floor, access to the loft space above the garage which provides storage, personal door to the house.

### Rear Garden

The garden enjoys a westerly aspect and is an attractive feature of the house being landscaped with various paved and decked seating areas, providing lovely spaces to relax and enjoy the garden. There is lawned area with plant and shrub borders, two wooden sheds, side access gates to either side leading to the front and a retractable awning attached to the rear of the house providing shade when required.

### 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

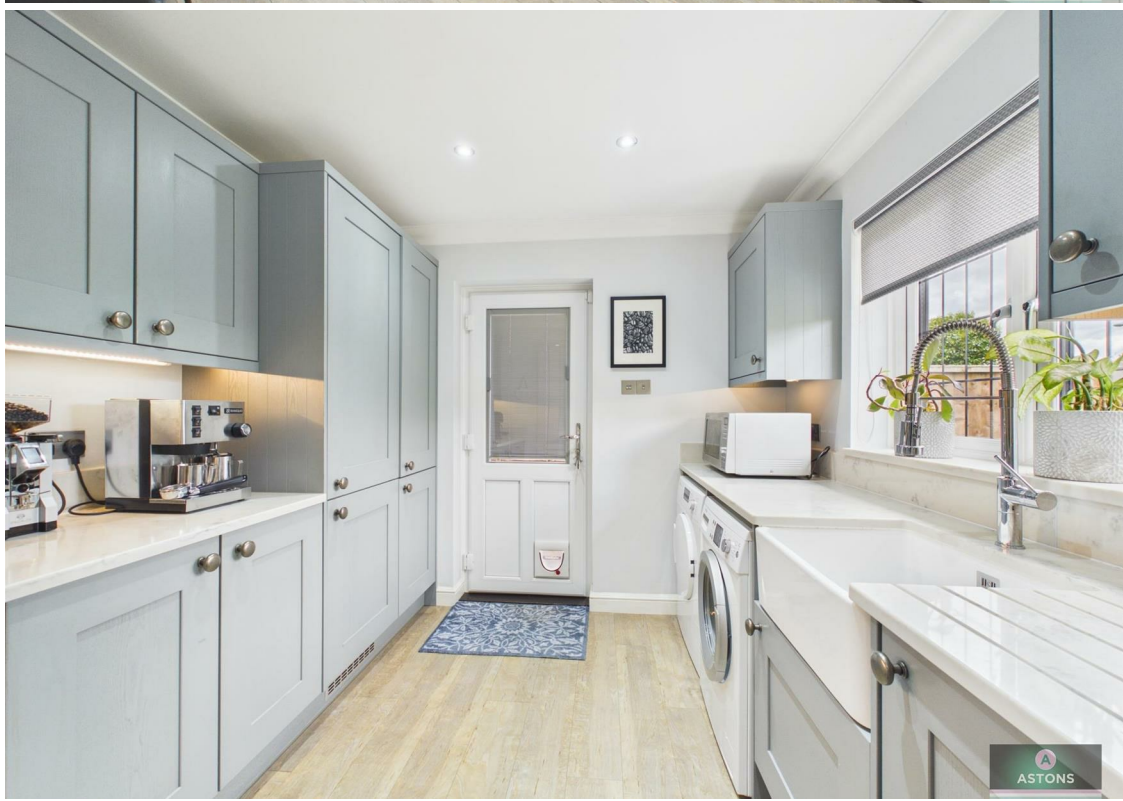
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.

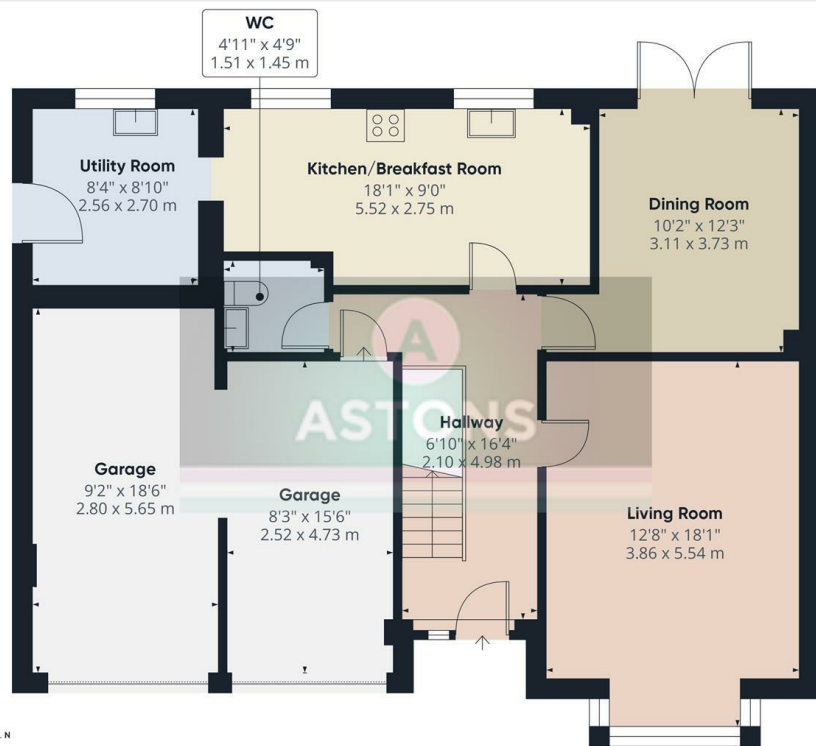
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Ground Floor

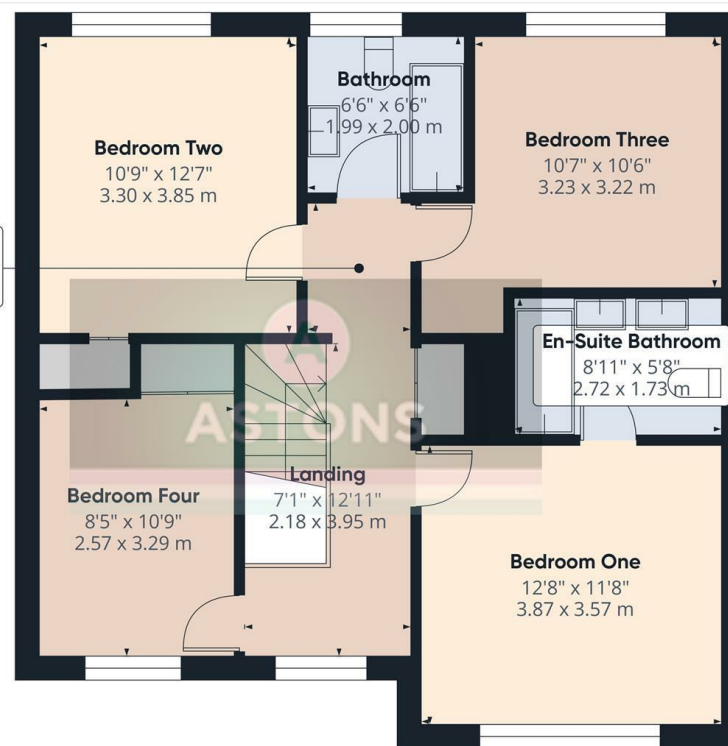


Approximate total area<sup>(1)</sup>  
1036 ft<sup>2</sup>  
96.2 m<sup>2</sup>

(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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Floor 1



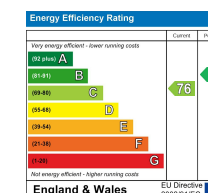
Approximate total area<sup>(1)</sup>  
709 ft<sup>2</sup>  
65.8 m<sup>2</sup>

(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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