



ASTONS



Haworth Road
Maidenbower, West Sussex RH10 7NF

£389,950

Astons are pleased to offer this delightful semi-detached house on Haworth Road, to the market. The property offers two well-proportioned bedrooms, one with a refitted en-suite shower room making this property ideal for small families, couples, or individuals seeking a peaceful retreat.

The house benefits from a good sized living room with bespoke fitted storage units, a kitchen/dining room which leads onto the garden, gas radiator heating and double glazed windows. Outside the property has a good sized rear garden which enjoys a southerly aspect and extends to the side behind the garage. At the front the property has a driveway leading to the garage.

Situated in a desirable location, this home is ideally located within a mile of Three Bridges mainline train station, which offers mainline services to London and Brighton and is close to local amenities, well regarded schools for all ages, and parks, making it an excellent choice for those who appreciate community living. With its appealing features and prime location, this semi-detached house on Haworth Road is a wonderful opportunity for anyone looking to settle in Maidenbower. Don't miss the chance to make this lovely property your new home.



Hallway

Double glazed front door, radiator, wood flooring, stairs to the first floor, door to:

Living Room

Double glazed window to the front with plantation shutters, two radiators, bespoke storage units, wood flooring, coving, thermostat, under stairs cupboard, door to:

Kitchen/Dining Room

Range of base and eye level units including a display unit with wood effect work surfaces over and matching splashbacks, sink with a mixer tap and drainer, built in stainless steel oven with hob over and stainless steel extractor hood above, space for a washing machine and fridge/freezer, integrated microwave, wood flooring, double glazed window to the rear, double glazed patio doors to the garden, radiator.

Landing

Double glazed window to the side with plantation shutters, access to the loft space, doors to:

Bedroom One

Double glazed window to the front with plantation shutters, radiator, cupboard, built in wardrobe.

En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with a fixed rainfall and separate hand held head, hand basin with a mixer tap and units below, wc with a concealed cistern, tiled floor with under floor heating, tiled walls, obscured double glazed window, heated towel rail, extractor fan.

Bedroom Two

Double glazed window to the rear with plantation shutters, radiator, built in wardrobe.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate digital Aqualisa shower unit over, hand basin with a mixer tap and vanity unit below, wc, tiled walls, wood effect flooring, obscured double glazed window, heated towel rail, recessed down lighters, extractor fan.

To The Front

Paved path to the front door with path to the side leading to the side access gate and driveway to the side leading to the garage.

Garage

With an up and over door, power and light, eaves storage, personal door to the garden.

Rear Garden

The garden is a good size as it extends to the rear of the garage. It comprises a paved patio area adjacent to the house leading onto a lawned area with fence enclosed borders, decked area to the rear, side access gate, external tap, personal door to the garage.

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.

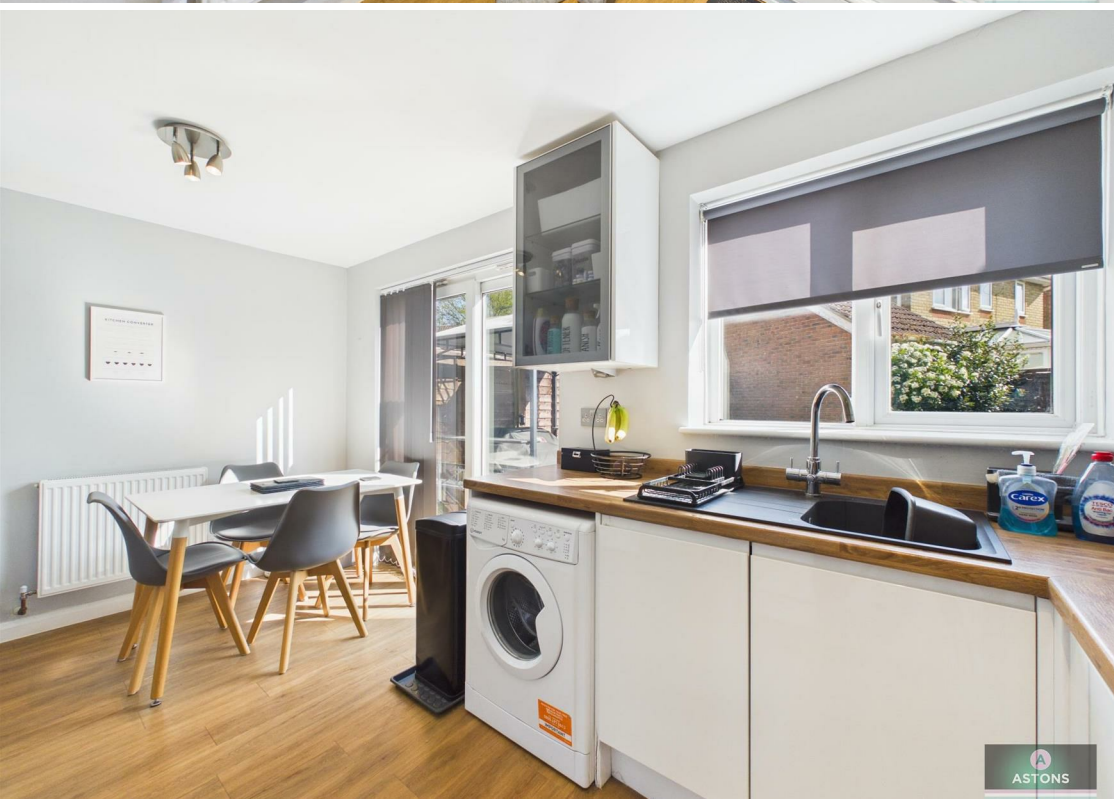
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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

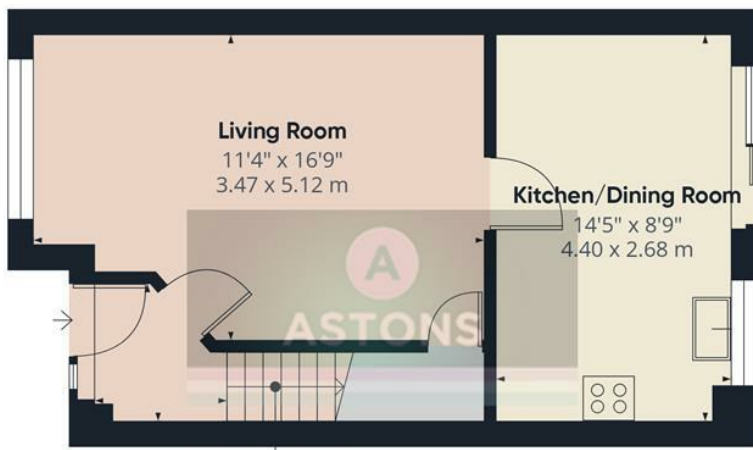
Conveyancing - Lewis & Dick £200 per transaction

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.







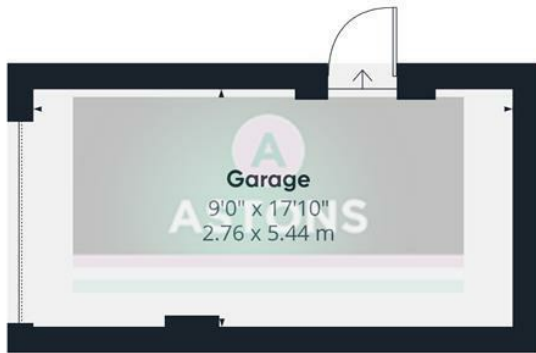
Hallway
5'1" x 4'11"
1.56 x 1.51 m

Ground Floor Building 1



Landing
6'1" x 4'3"
1.86 x 1.30 m

Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
846 ft²
78.6 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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales EU Directive 2002/91/EC

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