



ASTONS



Graveney Road  
Maidenbower, RH10 7UQ

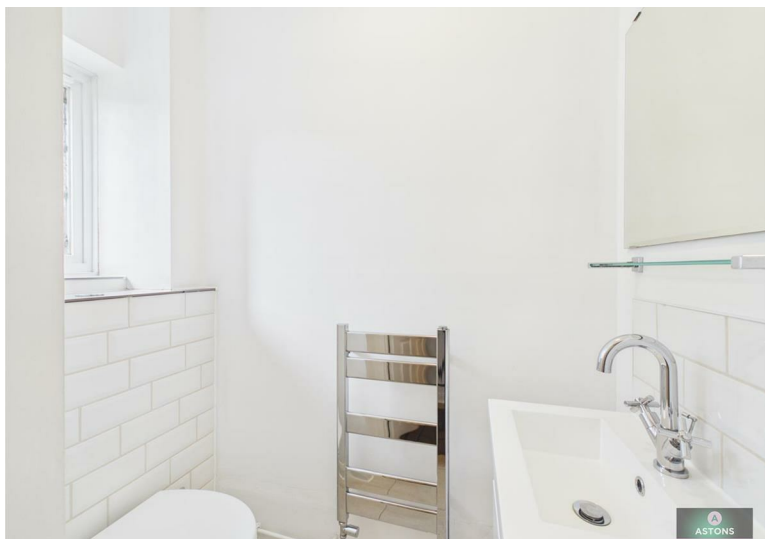
£450,000

Astons are delighted to offer this spacious, extended four bedroom end-terrace house on Graveney Road to the market. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining.

The house benefits from a downstairs cloakroom, downstairs shower room, en-suite shower room to the main bedroom and a family bathroom, ensuring that morning routines run smoothly and providing ample facilities for all residents.

The property offers parking for two vehicles, a valuable feature in this sought-after location. The surrounding area is known for its community spirit and accessibility, with local amenities, well regarded schools, and parks within easy reach, making it an excellent choice for families.

In summary, this end-terrace house on Graveney Road presents a wonderful opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. With its generous living space, modern conveniences, and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home which is being offered with no onward chain.



### Hallway

Front door, wood effect flooring, radiator, stairs to the first floor, doors to:

### Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap and vanity unit below, heated towel rail, tiled floor, part tiled walls, obscured double glazed window.

### Living Room

Double glazed leaded light effect window to the front, radiator, wood effect flooring, under stairs cupboard, door way to:

### Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splashbacks, inset sink with mixer tap and drainer, built in Bosch stainless steel sink with hob over and stainless steel extractor hood above, space for a washing machine, dishwasher and fridge/freezer, radiator, tiled floor, double glazed leaded light window to the rear, double glazed patio doors to the garden, "Worcester" gas fired boiler.

### Bedroom Four/Office

Double glazed leaded light effect window to the front, radiator, wall lights, wood effect flooring, door to:

### Shower Room

Shower cubicle with a folding glass door, Mira shower unit, tiled walls, heated towel rail, extractor fan, tiled floor, obscured double glazed window.

### Landing

Double glazed window to the side, wood effect flooring, cupboard with space for a tumble dryer, recessed down lighters, doors to:

### Bedroom One

Double glazed leaded light effect window to the front, radiator, fitted wardrobe, cupboard over stairs, door to:

### En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer unit, hand basin with a mixer tap and unit below, wc with a concealed cistern, heated towel rail, tiled walls and floor, obscured double glazed window, cupboard.

### Bedroom Two

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

### Bedroom Three

Double glazed leaded light effect window to the front, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit over, hand basin with a mixer tap, wc, heated towel rail, part tiled walls, obscured double glazed window, extractor fan.

### To The Front

Parking to the front for two cars, path to the front door which leads to the side access gate.

### Rear Garden

Paved patio area adjacent to the house with a lawned area with fence and hedge borders, side access gate.

### 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

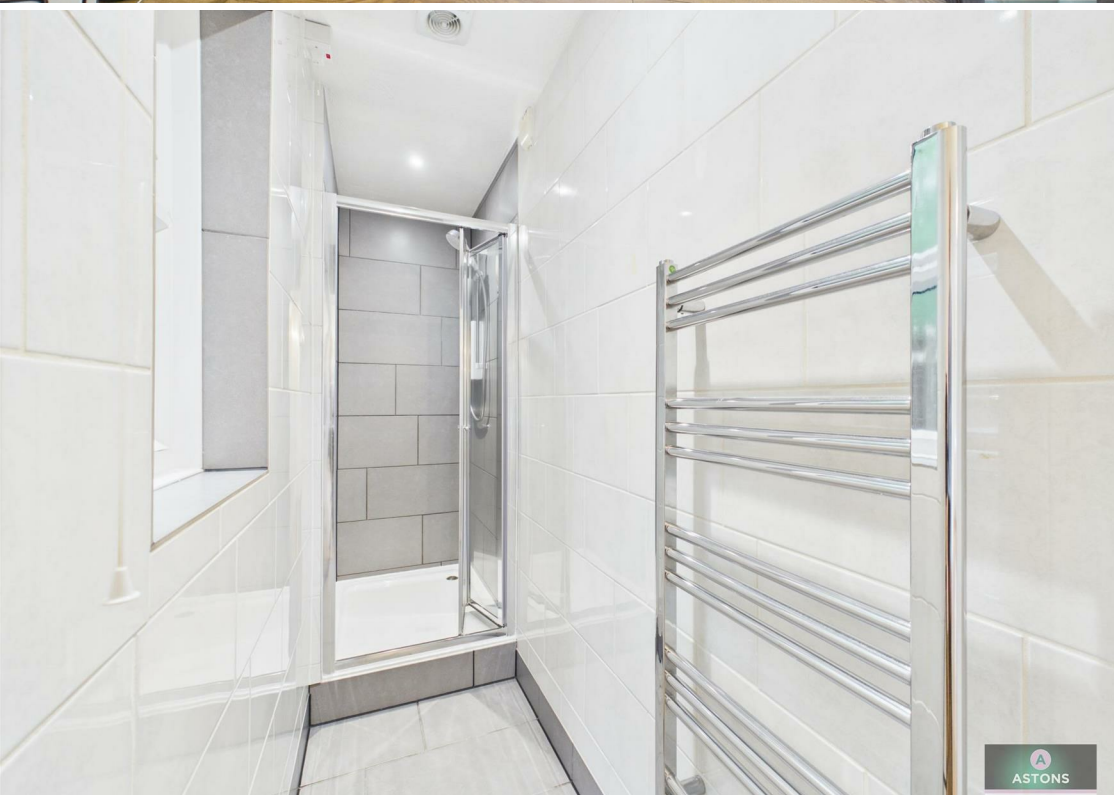
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

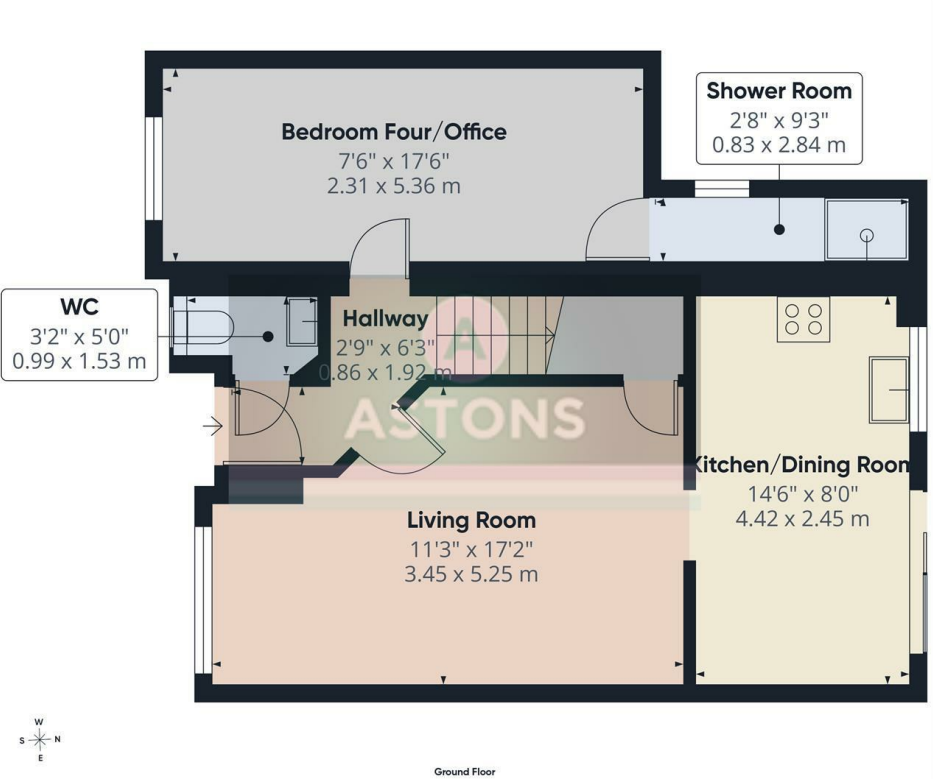
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the

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>m</sup>  
525 ft<sup>2</sup>  
48.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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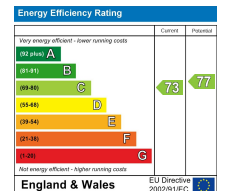
Approximate total area<sup>m</sup>  
437 ft<sup>2</sup>  
40.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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