



Trusted since 1947

Lawrence Close, Maidenbower

Guide Price £625,000 – £650,000

**MANSELL
McTAGGART**
Trusted since 1947

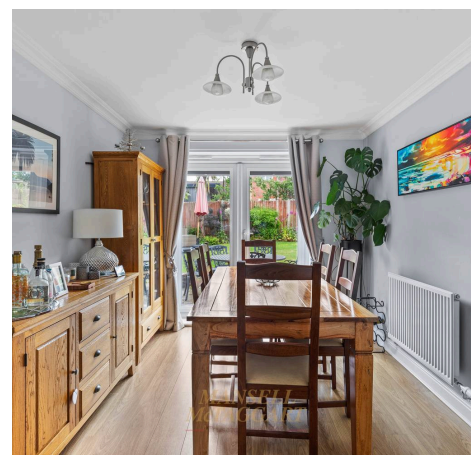




- Detached family home
- Four double bedrooms
- Over 1400 sq.ft of living accommodation
- Three reception rooms
- Fitted kitchen and utility room
- Main bedroom with en-suite shower room
- Fitted wardrobes to all bedrooms
- Generous size and landscaped rear garden
- Off road parking and garage with power
- Council Tax Band 'F' and EPC 'C'

An extremely well presented and spacious, four bedroom detached family home situated within a quiet cul-de-sac in Maidenbower. Built by renowned builders David Wilson, the property offers well proportioned and versatile living accommodation throughout totalling over 1400 sq.ft, the property is located within close proximity to popular primary and secondary schools and offers easy access to the M23.

Owned since new by the current owners, the property briefly comprises: entrance hall; bay fronted living room with feature gas fireplace; double glass doors flow through to the dining room with double French doors; a modernised fitted kitchen can be accessed via both the dining room and entrance hall which offers a range of wall and base units, ample worksurfaces, under cupboard lighting, gas hob and extractor hood over with under counter oven; space for freestanding fridge/freezer and plumbing for a dishwasher; a separate utility room provides further storage with plumbing for a washing machine, space for a tumble dryer and external patio door to the rear garden.

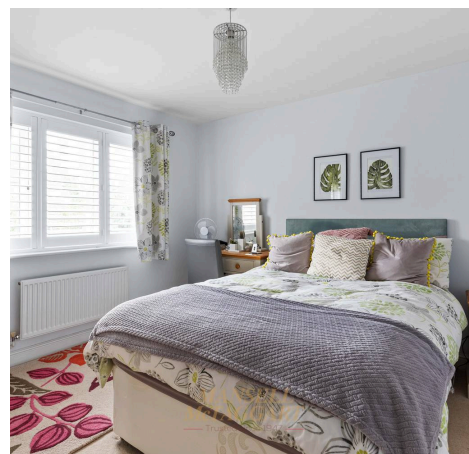




A cloakroom finished with wash hand basin, low level W.C, part tiled walls and understairs storage cupboard; completing the ground floor is a third reception room/study finished with fitted storage unit and shelving.

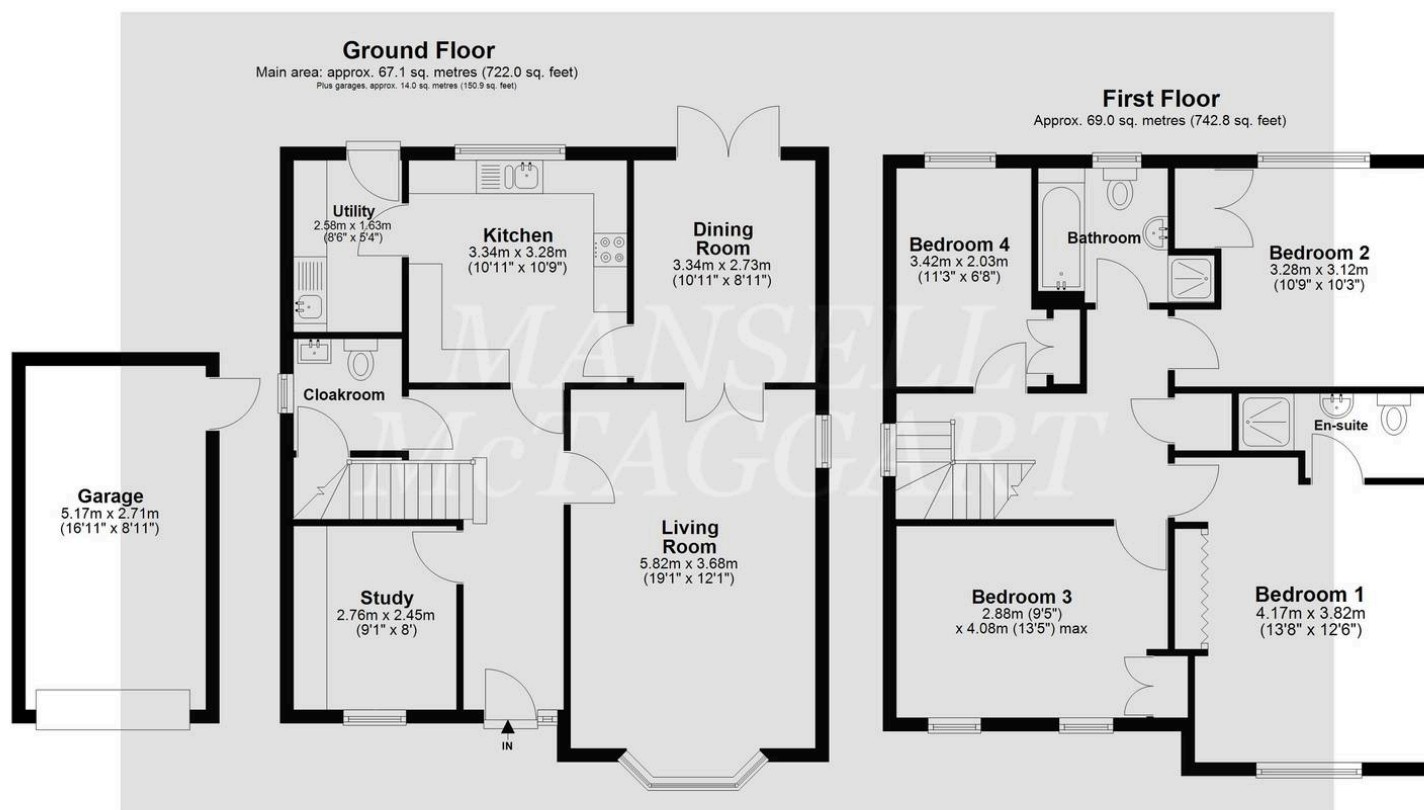
Upstairs is a spacious main bedroom complete with fitted wardrobes leading to an en-suite shower room finished with tiled walls, low level W.C, vanity unit and walk-in shower; two further double bedrooms both complete with fitted wardrobes; a generous size fourth bedroom also with fitted wardrobe space and a family bathroom completes the living accommodation finished with vanity unit, tiled walls, panelled bath, low level W.C and shower.

Externally, the property has off road parking for several vehicles with a block paved driveway leading to the garage with power; further parking is provided directly to the front of the property with a low maintenance front garden with grass and shrubs. Gated side access is provided to the landscaped rear garden with a patio area abutting the rear; a composite decking area is well positioned for the evening sun. Flanked by mature shrubs and flower beds, the rear garden is low maintenance with the remainder laid to lawn. Storage space is located to the side of the property and a summerhouse provides further storage solutions and direct access into the garage.



Agents Note:

The annual maintenance charge for 2025/26 is £313



Main area: Approx. 136.1 sq. metres (1464.8 sq. feet)
Plus garages: approx. 14.0 sq. metres (150.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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