



**Lyon Close, Maidenbower**  
£350,000

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- Highly sought after area of Maidenbower
- Secluded rear garden
- Driveway parking for multiple vehicles
- Two double bedrooms
- En-suite to master bedroom
- Great investment for first time buyers or buy-to-let investors
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A two double bedroom terrace property in the highly sought after residential area of Maidenbower. The home benefits from a modern open plan kitchen/dining room to rear, secluded rear garden and driveway parking for multiple vehicles.

Upon entering the property, you are greeted with an entrance porch which has a useful space for shoes and coats. A door then leads into the living room with a window to the front aspect allowing in plenty of natural light and ample space for living room furniture with a good sized understairs storage cupboard. Continuing into the open plan kitchen/dining room to the rear of the house there is a wide range of contemporary wall and base units with plenty of work surfaces with space for appliances. The wall mounted boiler is concealed in the corner of the kitchen within a cupboard, tucked away but with easy access. Completing this room, there is space for a four-to-six-person dining table and chairs as well as French doors opening to the rear garden, perfect for family gatherings and entertaining.



Heading upstairs, you are greeted with a landing giving access to both double bedrooms, family bathroom, airing cupboard and loft access.

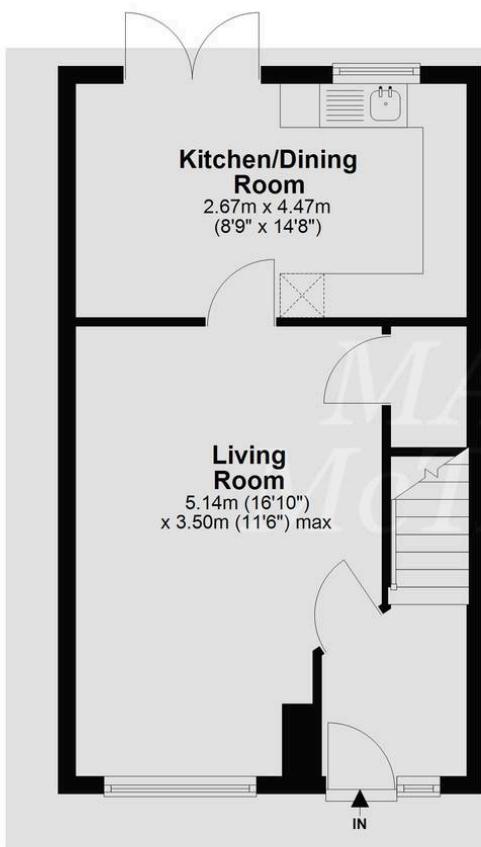
Both bedrooms are of excellent proportions comfortably housing a double bed and any other freestanding furniture you may wish. Both also benefit from built-in wardrobes/storage cupboards, and the master bedroom has the addition of the en-suite.

Completing the accommodation is the family bathroom consisting of a panelled bath with shower united over, low level WC, wash hand basin, extractor fan and opaque window to rear.

Outside, the front of the house offers a small front garden and a private double width driveway providing off-road parking for two vehicles. To the rear is secluded rear garden which is mainly laid to lawn with a wooden decking abutting the foot of the property, with a small shed at the end.

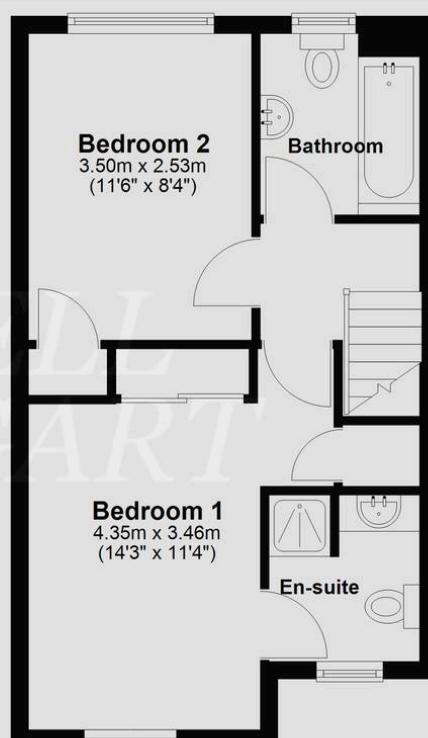
## Ground Floor

Approx. 35.3 sq. metres (380.5 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 69.3 sq. metres (746.0 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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