



**Bolton Road**

Maidenbower, Crawley, West Sussex, RH10 7LR

**Guide price £175,000**

## Property Features

---

- One bedroom ground floor Maisonette
- Communal gardens
- Allocated Parking space
- Upvc double glazing
- New storage heaters
- Fitted kitchen with rear access
- Fitted bathroom
- Fitted double wardrobe to bedroom
- 91 year lease

## Full Description

---

Greenaway Residential Crawley are please to bring to market this delightful one bedroom ground floor maisonette in the ever popular area of Maidenbower Crawley within easy reach on Three Bridges mainline station, Crawley Town Centre, Gatwick Airport & M23. This is the perfect property for 1st time buyers, investors or those looking to downsize to a more manageable property.

The property is access via its own front door leading to an inner hallway which leads to large lounge diner with matching carpet throughout, Upvc double glazed window to front, newly installed electrical storage heater, a storage cupboard and ample living space to relax and enjoy.

There is a double bedroom with fitted carpets and views via the rear communal gardens via Upvc double glazed window and a double fitted wardrobes for storage. There is a fitted galley style kitchen with range of modern white cream coloured wall base units offering storage options and grey work tops, stainless steel sink with drainer and mixer tap, fitted electric fan assisted oven with matching electrical hob and extractor fan. There is space for fridge freezer and washing machine with access to rear via rear door and the kitchen itself has tiled floors and part tiled walls in a stylish white gloss.

The property also offers a fitted white bathroom suite which has tiled white floors and walls, with electric shower, mirrored vanity cupboard, bath with matching sink and w.c. with extractor fan. There is further storage via the airing cupboard housing the hot and cold water tank.



Externally there is an allocated parking space based in the communal parking area and the property is surrounded by vast well kept communal gardens mainly laid to lawn with the ability to use and make your own outside area to enjoy and entertain in the summer months.

Bolton Road is located only 2.1 miles to Three Bridges station and a short walk to bus stop less than 100m away, making ideal for commuters and with access to the M23 is only 0.4 miles away makes it ideally located for all who need to travel for work. Maidenbower is one of Crawley's premier areas boasting some of the best schools and nurseries in the area and a range of shops and amenities within easy reach including Maidenbower place with co op, takeaways, chemist, GP Surgery, vets, dentist and community centre.

HALLWAY	3' 3" x 3' 11" (1m x 1.2m)
LOUNGE DINER	18' 10" x 10' 5" (5.75m x 3.2m)
KITCHEN	12' 1" x 5' 10" (3.7m x 1.8m)
BEDROOM	11' 9" x 8' 10" (3.6m x 2.7m)
BATHROOM	7' 2" x 5' 9" (2.2m x 1.76m)



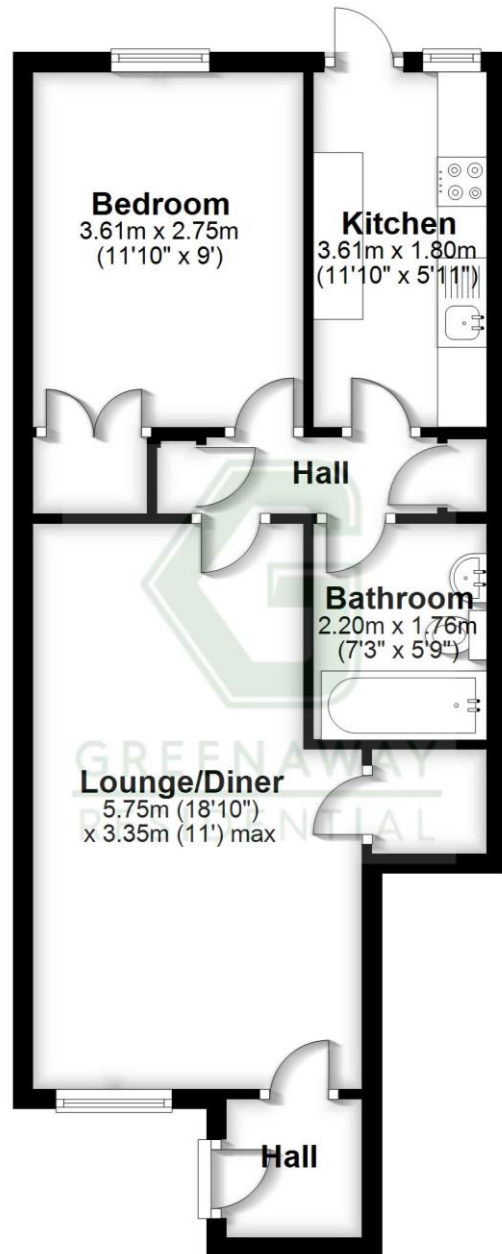
### DIRECTIONS

From Three Bridges station go under the bridge and take the 1st right at the traffic lights heading onto Maidenbower drive. In approx. 1 mile you will reach a roundabout by oreah high school continue on Matthew drive over for approx. 1/2 mile then take the left hand turn onto Pallingham Drive then take the 2nd right hand turn into Harper Drive. Follow Harper Drive until the bottom and it will lead Beckford way and then onto Bolton Rd. The property can be found at the bottom of the road.



## Ground Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 46.0 sq. metres (495.4 sq. feet)

## Ground Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 46.0 sq. metres (495.4 sq. feet)

Boscobel House  
109 High Street  
Crawley, West Sussex  
RH10 1DD

[www.greenawayresidential.com](http://www.greenawayresidential.com)  
[info@greenawayresidential.com](mailto:info@greenawayresidential.com)  
01293 561188

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.