



Boleyn Close, Maidenbower

In Excess of £365,000

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McTAGGART**
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- Two double bedroom terraced house
- Two allocated parking spaces
- Kitchen, living room, conservatory
- Downstairs WC, re-fitted bathroom
- South-west facing private rear garden
- Ideal first time buy or investment
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This two double bedroom terraced house – ideal for investors or first-time buyers – is ideally situated in the sought after area of Maidenbower, within easy reach of Three Bridges mainline station.

Steps lead up to a covered entrance porch and into the entrance hall, with access to a handy downstairs WC. At the front of the property, the modern kitchen is fitted with an attractive range of wall and base units, a stainless steel sink-drainer is set in worktops beneath a window to the front, there is an integrated oven and gas hob with extractor above, space and plumbing for a washing machine and dishwasher, and space for an American-style fridge/freezer. The kitchen is finished with part tiled walls and a tiled floor, with space for a small breakfast bar and chairs. The living room is bright and spacious, with a sliding door leading out to the conservatory, this being brick built with windows to three sides and a door to the rear garden. There is a wall mounted radiator and tiled flooring, making this ideal for use as a dining space for entertaining all year round.





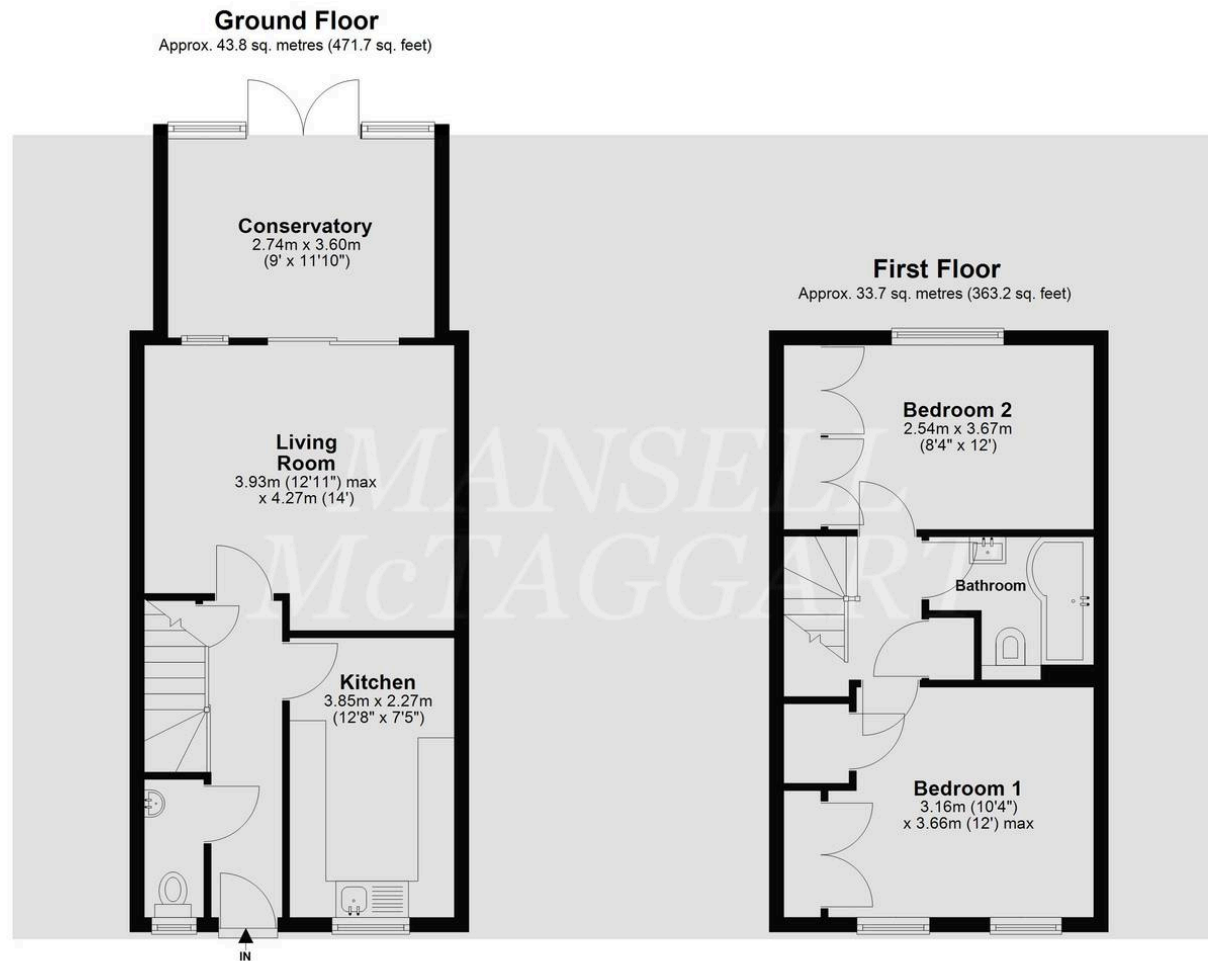
Stairs from the entrance hall lead to the first-floor landing. Bedroom one has a double built-in wardrobe with additional storage cupboard and window to the front. Bedroom two will also fit a double bed or else make a fantastic study, with two double built-in wardrobes and a pleasant outlook over the rear garden. The re-fitted family bathroom has a white suite comprising P-shaped panel bath with wall mounted shower, low level WC and wash hand basin, finished with tiled walls.

Outside, the property benefits from two allocated parking spaces to the front, with small areas of garden bordering the steps to the front door. The south-west facing rear garden has a patio area abutting the rear of the property, acting as an ideal seating area. The remainder is mainly laid to lawn with a raised bed and timber shed at the rear, and gated access within wooden panel fencing.

This delightful starter home benefits from an excellent location in this particularly desirable part of Maidenbower. There is easy access to local shops, parks and schools, while commuters will appreciate the convenience of Three Bridges railway station, providing direct transport links to London and the South Coast, and nearby motorway links.

The property is offered with NO ONWARD CHAIN, meaning that a quick move is possible subject to the usual conveyancing and mortgage processes.





Total area: approx. 77.6 sq. metres (834.9 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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