



**Atkinson Road, Maidenbower**

Guide Price £500,000 - £525,000

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- Modern and upgraded four-bedroom semi-detached house
- Open plan living
- Driveway parking for multiple vehicles
- Newly installed Combi boiler in loft
- Underfloor zonal heating
- Downstairs fourth bedroom
- Private rear garden
- Council Tax Band 'D' and EPC 'C'

Situated in the sought-after district of Maidenbower, this modern and upgraded four-bedroom semi-detached house presents an open plan living for anyone looking for a 'turnkey' property. Further benefits include a double width driveway, downstairs fourth bedroom, underfloor zonal heating, new fuse box and fully rewired throughout.

Upon entering the property via the newly installed front door into the front porch, the downstairs cloakroom is located on your right, comprising of a low-level w/c, wash hand basin and window.

The kitchen, installed by 'Blum Kitchens', is positioned at the front of the house has been made open plan with your dining and living room by the current owners. The kitchen features a range of wall and base units complemented by a sizable island housing the sink, hob and further storage cupboards.





To the rear of the house is the living/dining room offering a versatile space for both entertaining and relaxation. This space can hold two large sofas and a six-seater dining room table and overlooks the rear garden through the bi-folding doors. Located in the next room, which is of good proportions is a space that can be used as either a second reception, study or snug. There is also rear access from this room into the rear garden. Completing the downstairs is the fourth bedroom, converted from the previous garage.

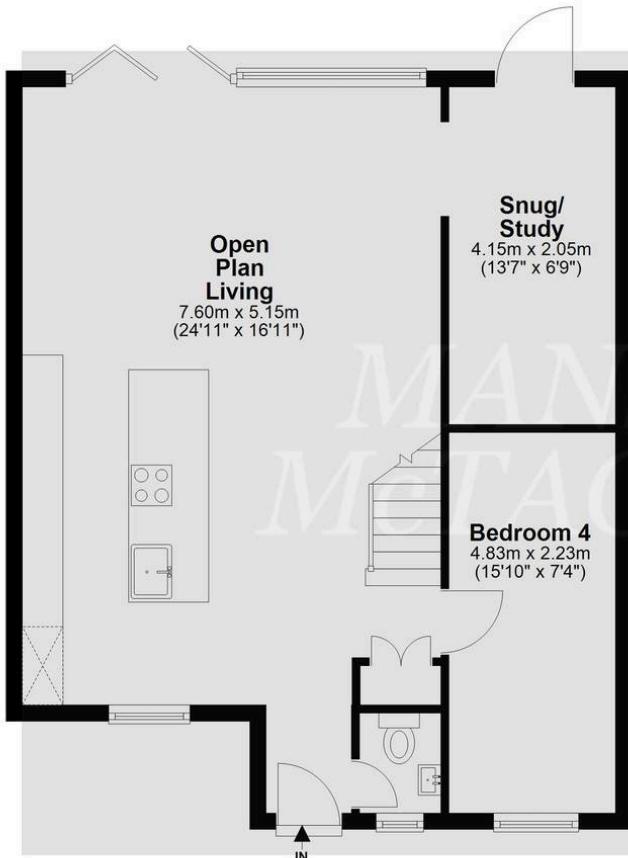
Ascending to the first-floor landing, you are given access to all three bedrooms, family bathroom and airing cupboard. Bedrooms one and two are located at the front and rear aspect, both doubles and the master bedroom benefiting from built in wardrobes. The third bedroom overlooks the rear aspect and is a single.

The family bathroom is fitted with a white suite comprising freestanding bath and tap with shower attachment and rain effect shower, low level WC and wash hand basin.

Outside, the front of the property offers a double width driveway to provide off-road parking for two vehicles side by side. The rear garden offers a private outlook and is mainly laid to lawn with a substantial decking area abutting the foot of the house, all enclosed by wooden panel fencing.

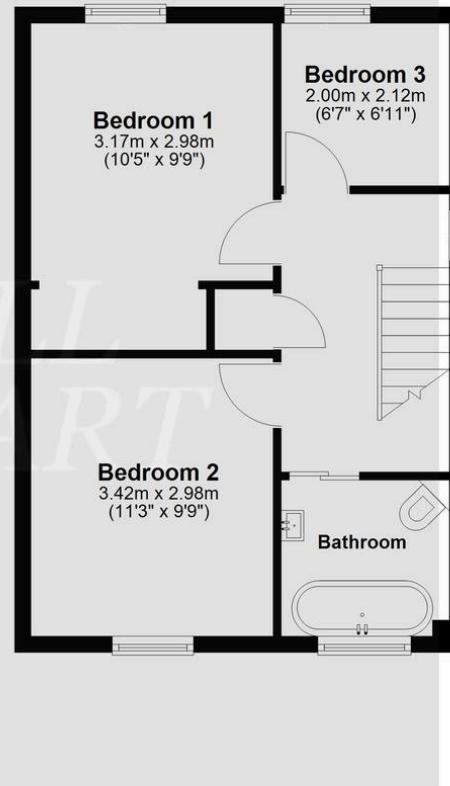
## Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 101.3 sq. metres (1090.5 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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