



# Grayrigg Road, Maidenbower

Guide Price £450,000 - £475,000

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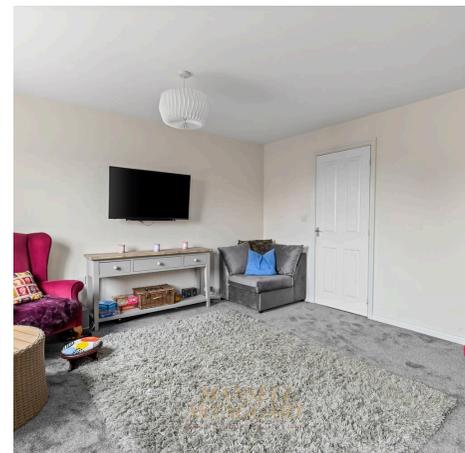




- Four bedroom mid-terrace home
- Located within the popular Maidenbower estate and within walking distance of Three Bridges train station, local amenities and popular schools
- Kitchen/dining room
- Main bedroom with en-suite shower room
- Driveway parking and integral garage
- Rear garden
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'E' and EPC 'B'

A well-proportioned and versatile four-bedroom mid-terrace family home arranged over three floors, located within a cul-de-sac in the popular Maidenbower estate. Positioned within a short walk of local amenities, the property is also within walking distance of Three Bridges train station and well-regarded local schools, with the M23 junction easily accessible.

Brought to the market with no onward chain, the property offers over 1,300 sq. ft. of living accommodation, including the garage. The accommodation briefly comprises an entrance hall with stairs rising to the first floor and doors leading to the garage, W.C., and kitchen/dining room. The fitted kitchen is located to the rear of the property and offers a range of wall and base units with roll-top work surfaces and integrated appliances, including a washing machine, five-ring gas hob with extractor hood over, eye-level oven, and microwave. Space and plumbing are provided for a dishwasher. The dining area provides ample space for a table and chairs, with double French doors opening onto the rear garden.





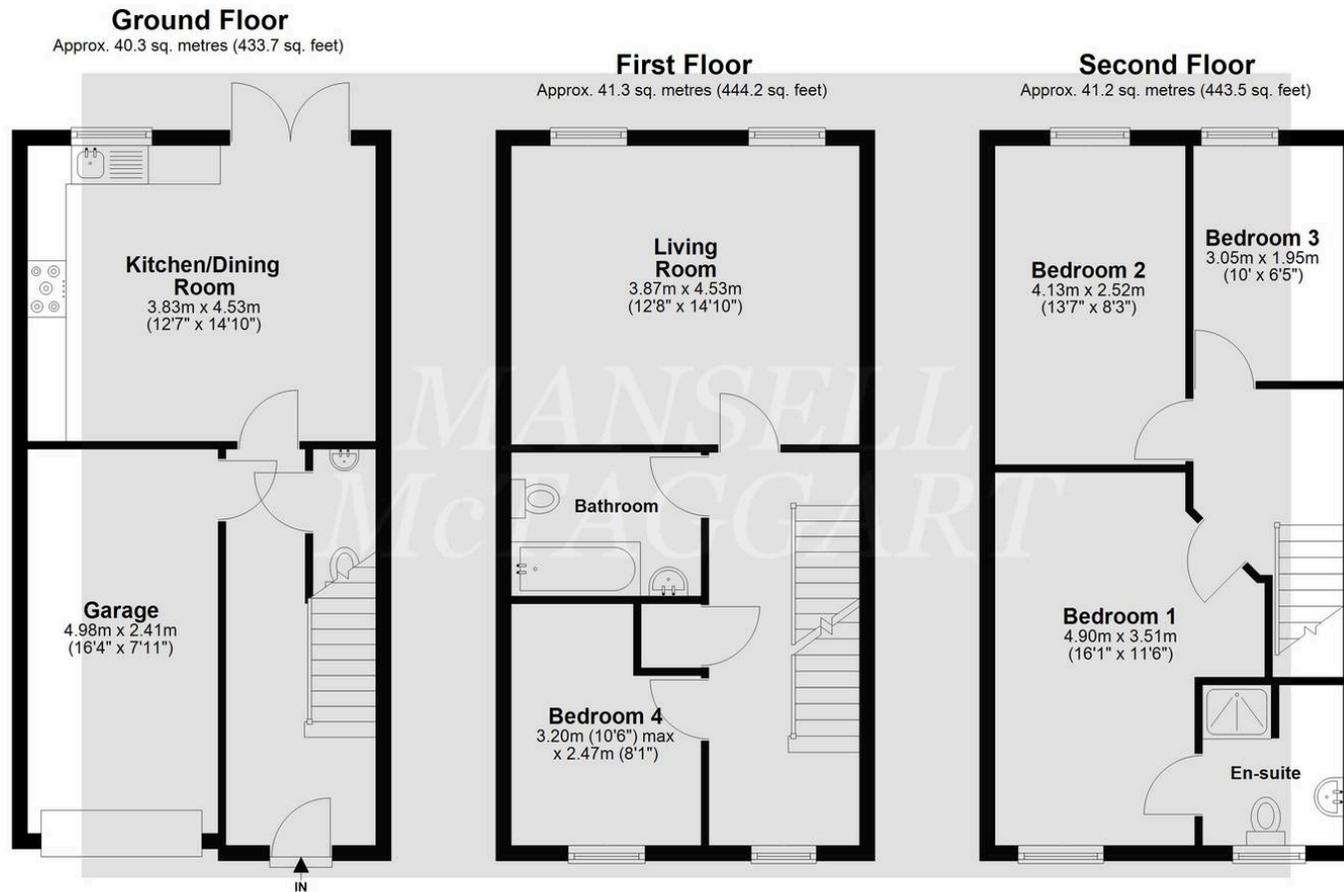
An understairs cloakroom, complete with wash hand basin and low-level W.C., is also located on the ground floor. Secure internal access to the garage is provided from the entrance hall, with the garage benefiting from power and light.

On the first floor, the main living room overlooks the rear garden, with two windows allowing plenty of natural light into the room. A double bedroom is located to the front of the property, with the main bathroom situated between the two rooms. The bathroom is fitted with a panelled bath with mixer taps and Aqualisa shower over, glass shower screen, low-level W.C., and pedestal wash hand basin, complemented by part-tiled walls. The main bedroom is situated on the top floor and provides ample space for a king-size bed and wardrobes. It benefits from an en-suite shower room comprising a walk-in shower, low-level W.C., pedestal wash hand basin, and a useful over-stairs shelf ideal for drawers and additional storage. A third double bedroom and fourth single bedroom are also located on the top floor, both overlooking the rear garden. Ladder access leads to a full-height, and fully boarded loft.

To the front of the property, there is driveway parking leading to the single garage with an up-and-over door, power, light, and a water supply with drainage, ideal for use as a washing machine or utility space. An outdoor tap is conveniently located to the front of the property. A rear gate provides access to the garden, which features a patio abutting the rear of the property and a pathway running along both sides of the garden leading to a further seating area, with the remainder laid to lawn. There is also a second outdoor tap positioned to the rear of the property.

**Agents Note** - There is an annual Service Charge of £162.43. This information should be confirmed by your solicitor.





Total area: approx. 122.8 sq. metres (1321.5 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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