



## Marshall Road, Maidenbower

Guide Price £525,000 - £550,000

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- Council Tax Band 'F' and EPC 'D'

An attractive and modern four-bedroom detached family home situated in the sought-after location of Maidenbower village.

The property which has been redesigned and upgraded to a very high standard by the current owners comprises of a very large entrance hall with front door and stairs leading to the first-floor landing.

There is an under stairs cupboard and a cloakroom which can be found to your right and comprises of a low level WC and wash hand basin. To your immediate left you find the family kitchen/diner which has a range of integrated and freestanding appliances. The integrated appliances are a cooker, gas hob with extractor hood over, dishwasher and space for a large freestanding American style fridge/freezer, as well as a separate utility room for all other white goods which includes a sink and a door leading to the side access to the rear garden. The kitchen is open plan with an attractive range of wall and base units, as well as Amtico flooring throughout and space for a six-seater dining table and chairs. Leading through the spacious hallway which is also laid to Amtico flooring you go into the living/dining room which is a very large room situated to the rear of the property with separation between the two. The main dining area has French doors out to the garden, which has all been fully replaced along with the rest of the windows in the property and are still under guarantee. The flooring is wood laminate effect, a very high-quality flooring and space for an eight-seater dining table and chairs. The living space leads seamlessly off the dining room with the same flooring throughout. It has space for two double sofas, as well as other freestanding cabinets. There are triple aspect windows allowing plenty of natural light to flow into the room.



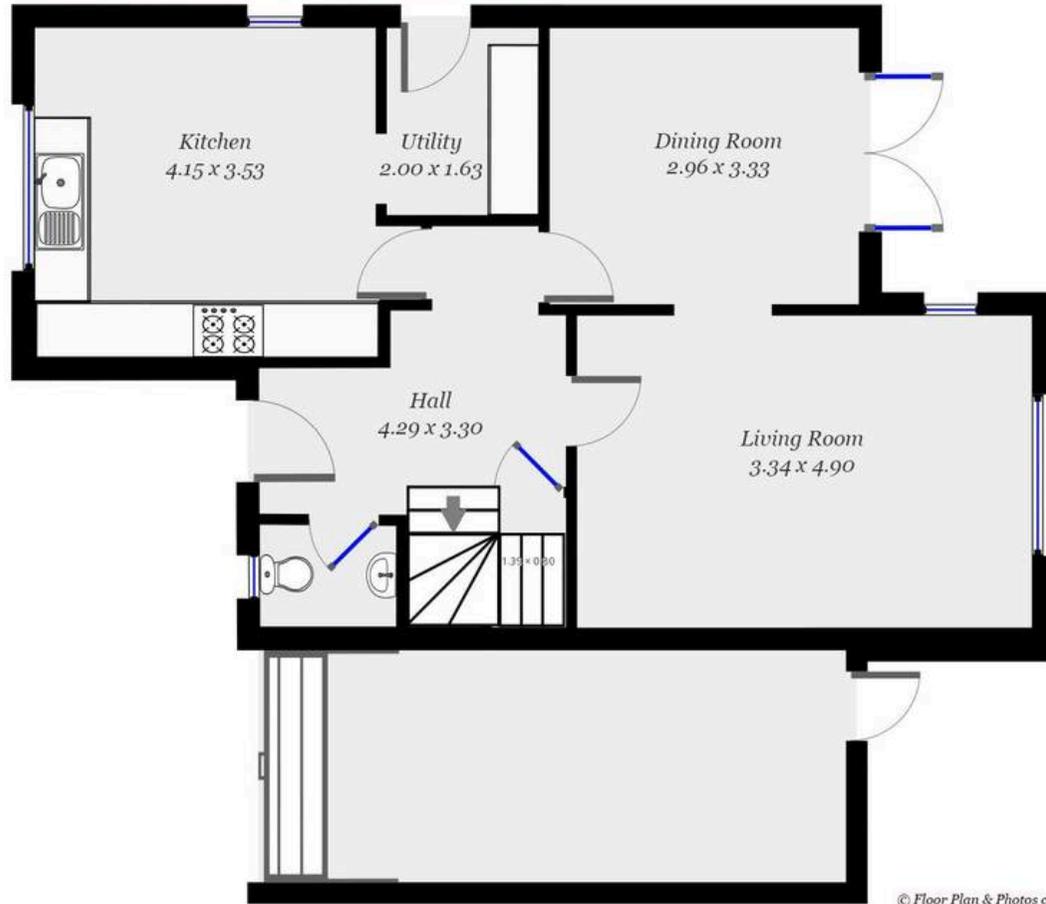


Heading up to the first floor there are four spacious bedrooms. The master bedroom is situated to the rear of the property and is a very large and spacious double room with ample space for freestanding storage, has a lovely gable providing a real character feel to what is otherwise a modern property, you overlook the rear of the garden allowing in plenty of light through the large window. The second bedroom is another very spacious large double room, has space for ample freestanding storage units, as well as some built-in storage. The second bedroom or master bedroom (they are interchangeable) has an ensuite comprising of a power shower cubicle, low level WC, wash hand basin within vanity unit and opaque window. The third bedroom is another comfortable double room with ample space for built-in storage and is in fantastic condition. The final fourth bedroom is a good sized single with built-in storage and overlooks the front of the property. The loft is part boarded and has a high pitch giving potential for an extension (STPP). The upstairs is completed by the family bathroom with bath with mixer tap, high pressure shower attachment, low level WC, wash hand basin, heated towel rail, partly tiled and opaque window to rear.

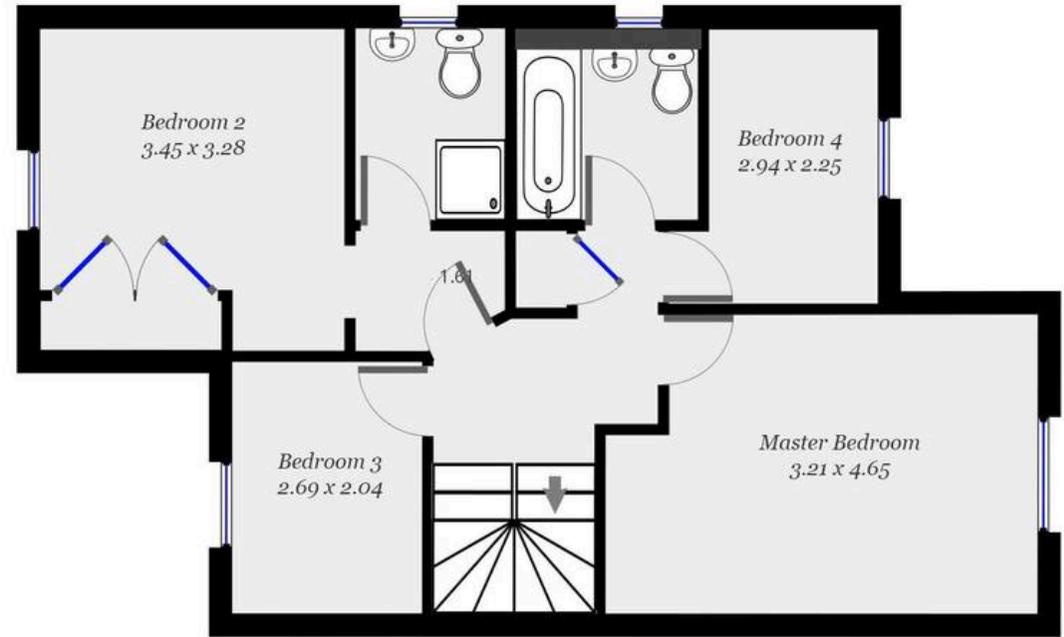


Heading outside into the garden which is mainly laid to shingle and with a patio abutting the rear of the property and a nice decking to the rear which is a fantastic sun trap in the evening. The rest is laid to pots and shrubs and there is a feature pond to the rear as well. There is access to the attached single garage with eaves storage as well. To the front of the property you obviously have the garage space, as well as parking for four further vehicles with fantastic access straight out onto the main road, situated in a lovely cul-de-sac.

GROUND FLOOR - 85.56 Sq. M (921 Sq. Ft)



FIRST FLOOR - 64.90 Sq. M (700 Sq. Ft)



APPROXIMATE INTERNAL AREA -  
150.45 Sq. M (1,619 Sq. Ft)

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