



# Boleyn Close, Maidenbower

In Excess of £375,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- Two bedroom semi-detached house
- Ideal for investors or first-time buyers
- Renovated throughout by current owner
- Downstairs W/C
- Kitchen/breakfast room; Living/dining room with doors to garden
- Car port with additional parking to rear
- Low maintenance private rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'

This two-bedroom semi-detached home has been renovated throughout over time by the current owners, making it an ideal first purchase. Benefitting from a carport and further parking to the rear, as well as a low maintenance private rear garden, the property is ideally situated in the sought after area of Maidenbower.

Steps lead to the front door under a covered entrance porch, leading into a spacious entrance hall with access to an understairs cupboard and downstairs WC. At the front of the house, the modern kitchen/breakfast room is fitted with an attractive range of wall and base units, a stainless steel sink drainer sits beneath a window to the front, there is an integrated oven and gas hob with extractor over, integrated dishwasher, integrated microwave, space and plumbing for a washing machine and space for a free standing fridge/freezer. There is room for a 2-seater table and chairs. At the rear is a bright and spacious 'l-shaped' living room - which could accommodate a dining table instead if this was preferred - with double doors opening on to the rear garden.

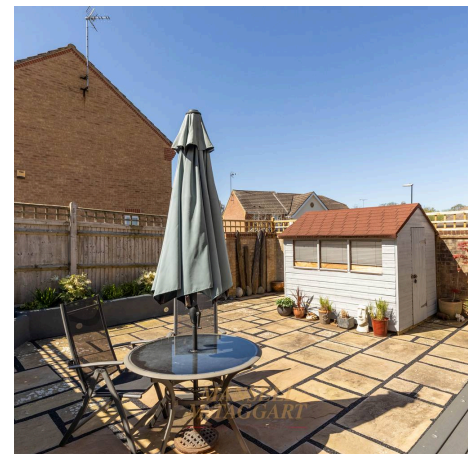




Stairs from the entrance hall lead to the first-floor landing, with access to the airing cupboard, additional storage cupboard and loft. Bedroom one is a large double bedroom with two windows overlooking the rear garden and a built-in double wardrobe. Bedroom two has a window to the front and will also fit a double bed. The modern family bathroom is fitted with a white suite comprising p-shaped panel bath with shower, low level WC and wash hand basin. The walls and floor are tiled and a frosted window to the front allows in plenty of natural light.

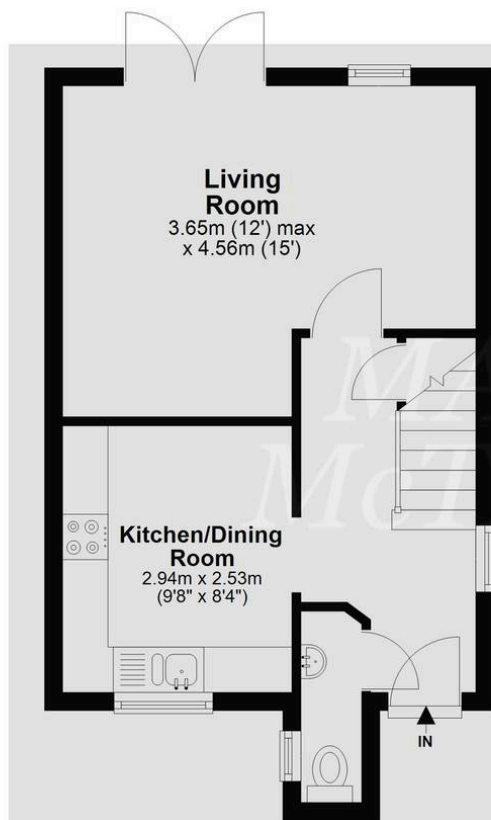
Outside there is a small front garden and off-road parking under a car port to the side, with further parking to the rear. The private rear garden is south-westerly in aspect and low maintenance, being laid to Indian sandstone with raised borders and two garden sheds, with power.

This ideal starter home benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the easy access to Three Bridges mainline railway station, providing direct transport links to London and the South Coast. An internal viewing is highly recommended to appreciate the many improvements made by the current owner.



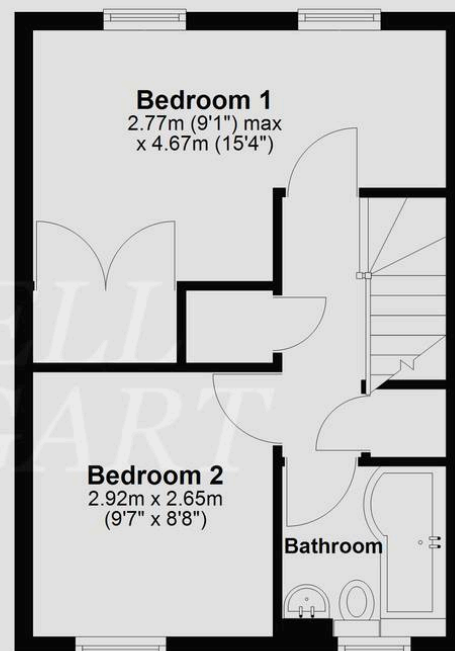
## Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 62.0 sq. metres (667.2 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.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.