



Guide Price £375,000 - £385,000 Freehold

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## Goddard Close, Maidenbower, Crawley, RH10

 3  2  1  Y  Y  1.4 Miles



Moore & Partners

**A well presented three bedroom family home located within the village of Maidenbower. Offering a generous rear garden, parking for two cars and access to Three Bridges Station is only 1.4 miles away.**

To the front of the property, a driveway is provided for two cars. Crossing the driveway you approach the front door which opens into the entrance hall, the entrance halls has ample space for shoes and coats, stairs to the first floor and a door to the sitting room. The sitting room measures 14'5 x 11'9 giving generous floor space for furniture with additional space under the stairs for storage, with an archway leading through to the open plan kitchen/diner. The dining area provides plenty of space for a dining table as well as space for additional furniture and benefits, double doors which open to the rear garden. The kitchen which was been refitted and includes a range of base and eye level units, fitted electric hob and oven with further spaces for free standing appliances. All whilst enjoying views over the rear garden. Moving upstairs the first floor landing allows access to the part boarded loft space, with a drop down ladder and has doors to all further rooms as well as the airing cupboard. The Master bedroom has a view to the front of the house and comfortably holds a King size bed. It benefits from an over-stairs wardrobe with hanging and storage space, as well as a double fitted wardrobe with sliding doors. Bedroom two is also a good size double room with a window overlooking the rear garden and ample space for free standing bedroom furniture. Bedroom three is good sized single with room for a single bed and additional furniture. The Family bathroom is fitted with a white suite consisting of, low level w/c, wash hand basin and P-Shaped bath which and has a Mira Power Shower over the top.

To the front of the house there is off road parking for two cars. The rear garden gives a good degree of privacy, with a generous area of patio and lawn, bordered by a selection of trees and shrubs. In addition there is a gate to the rear providing access.

Maidenbower village provides excellent access to Three Bridges train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The ever popular Tilgate park and neighbouring golf course is accessed via foot paths and is only 0.9 miles away.

EPC Rating TBC



# Room Details

## Ground Floor

Entrance Hall	1.56m x 1.25m (5'1" x 4'1")
Sitting Room	4.39m x 3.58m (14'5" x 11'9")
Dining Area	3.10m x 2.44m (10'2" x 8'0")
Kitchen	3.06m x 2.05m (10'0" x 6'9")

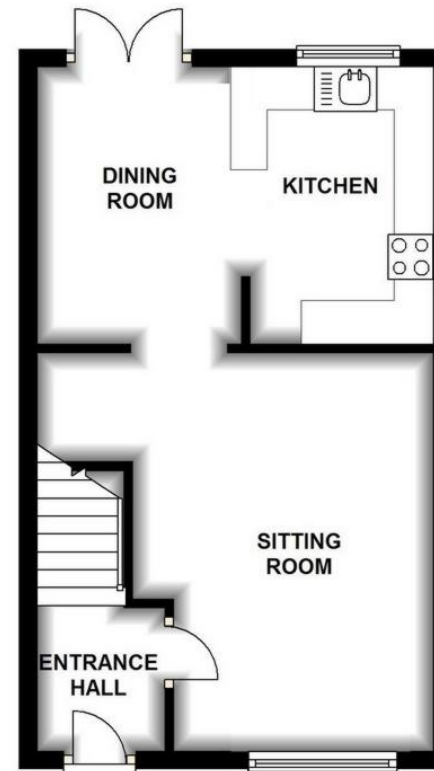
## First Floor

Master Bedroom	3.92m to wardrobe x 2.58m (12'10" to wardrobe x 8'6")
Bedroom Two	2.86m x 2.72m (9'5" x 8'11")
Bedroom Three	2.30m x 1.78m (7'7" x 5'10")
Bathroom	1.95m x 1.89m (6'5" x 6'2")

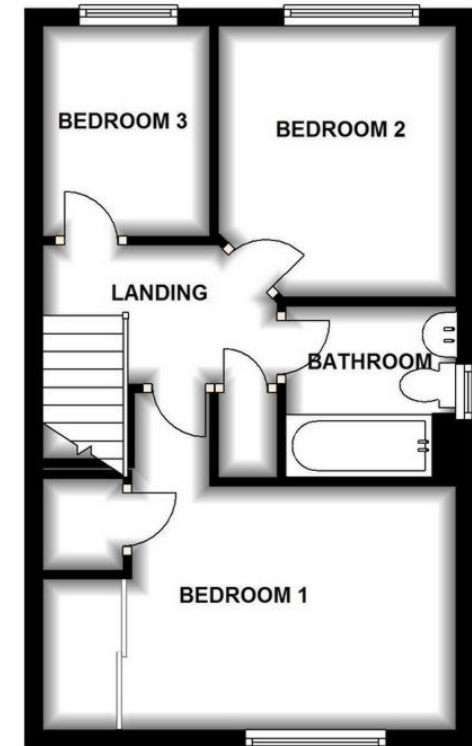
## Outside

Driveway To Front  
Rear Garden

GROUND FLOOR



FIRST FLOOR



These drawings are not to scale and are for representational purposes only.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

