



## Bolton Road, Maidenbower, Crawley, RH10 7LS

Situated on Bolton Road in the desirable area of Maidenbower, Crawley, this three-bedroom terraced house offers a perfect blend of comfort and modern living. Built in 1996, the property is in excellent condition throughout, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The well-presented kitchen is a highlight, featuring contemporary fittings that make cooking a delight. The refitted bathroom is both stylish and functional, ensuring convenience for all residents.

The property boasts three bedrooms, each offering a peaceful retreat at the end of the day. The enclosed rear garden is a true gem, providing a private outdoor space perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the garden features a home office, ideal for those who work remotely or require a quiet space for study.

With gated access to the garden and a driveway at the front, this home combines practicality with security. The double glazing and radiator heating throughout ensure a warm and inviting atmosphere, regardless of the season.

This delightful terraced house on Bolton Road is not just a property; it is a place where memories can be made. With its excellent condition and thoughtful features, it is ready to welcome its new owners. Do not miss the opportunity to make this lovely house your new home.

**£420,000 Freehold**

# Bolton Road, Maidenbower, Crawley, RH10 7LS



- 3 Bedroom Terraced House
- Enclosed Rear Garden
- Refitted Kitchen & Bathroom
- Driveway
- Home Office

Entrance Hall

Living Room

14'4" x 11'5" (4.39 x 3.50)

Dining Room

10'3" x 7'8" (3.13 x 2.35)

Kitchen

10'0" x 6'6" (3.06 x 2.0)

Stairs to first floor Landing

Bedroom 1

11'5" x 8'6" (3.49 x 2.61)

Bedroom 2

9'3" x 8'6" (2.82 x 2.61)

Bedroom 3

7'5" x 5'8" (2.27 x 1.73)

Bathroom

Outside

Rear Garden

Home Office

Driveway

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	