



4 Ladymead Close, Maidenbower, Crawley, RH10 7JH

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J A M E S D E A N
E S T A T E A G E N T S

Tucked away in a quiet cul de sac in a popular area of Maidenbower of similar sized properties, is this beautifully presented double fronted detached family home. With versatile accommodation set over two floors, this home is a perfect choice for a growing family.

A spacious entrance greets you and has the dining room set off to the left hand side, across the hall is the family room/snug and a cloakroom. There is a good sized dual aspect lounge, which has double patio doors that open into the triple aspect conservatory. The rear garden can be accessed from the conservatory. The well appointed kitchen has a central island with seating as well as a range of matching wall and base units, space for a



number of white goods as well as the bonus of a separate utility room with door to the rear garden.

On the first floor are five bedrooms of which four are doubles and a good sized fifth bedroom. The main bedroom has an en suite shower room as well as three of the bedrooms having fitted wardrobes. A family bathroom has been finished with a white suite part tiled walls and frosted window to the side.

Outside to the rear is a larger than average garden with paved seating areas, lawn and access to the garage as well as the side. The attached double garage has light and power as well as off road parking for a number of vehicles.

The area benefits from a collection of very popular local schools within easy reach as well as local shops and open spaces. Crawley town centre is a stones throw away, with it's collection of shops, restaurants, main line station and connections to the M23 and Gatwick airport.

Offers In The Region Of £700,000



Floor plan



Ladymead, RH10
Approx. Gross Internal Floor Area 1843 sq. ft / 171.27 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
68	75
<small>Very energy efficient - lower running costs</small> <small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Very environmentally friendly - lower CO₂ emissions</small> <small>(82 plus) A</small> <small>(61-81) B</small> <small>(49-60) C</small> <small>(35-48) D</small> <small>(22-34) E</small> <small>(11-20) F</small> <small>(1-10) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC

TENURE: Freehold
Council Tax Band: F

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