



Fitzalan Place Maidenbower Crawley RH10 7XZ

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**JAMES DEANE**  
ESTATE AGENTS

Well-presented four-bedroom detached family home located in a favoured area of Maidenbower.

In brief the property comprises; Entrance hall with doors opening to a spacious lounge through to a dining room with French doors opening out to the rear garden. The kitchen is fitted with a range of wall & base units, conveniently there is a separate utility room and cloakroom.



On the first floor: Master bedroom with a modern ensuite benefiting from underfloor heating, three further bedrooms and a well-appointed family bathroom.

Outside, the property benefits from a driveway for two cars & garage, side access to the rear garden which has defined paved patio areas which is ideal for entertaining or simply enjoying family barbeques.

Fitzalan Place has the popular Worth Way on its doorstep, ideal for runners, cyclists & dog walkers. Also located within easy reach of local shops, various schools, M23/Gatwick Airport and Three Bridges railway station with links to London & the South Coast.

**Guide Price £595,000**





Floor plan




Fitzalan Place RH10

Approx. Gross Internal Floor Area 1335 sq. ft / 124.14 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b> <b>87</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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £595,000

Security Deposit:

Any questions please call your local branch.



JAMES DEAN

ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

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