



Guide Price £280,000 - £300,000 Freehold

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## Ferndown, Pound Hill, Crawley

 2  2  1  Y  Y  1.5 Miles





**GUIDE PRICE £280,000 - £300,000.**

**OFFERED WITH NO ONWARD CHAIN, AN EXTENDED TWO BEDROOM TERRACE PROPERTY LOCATED IN FERNDOWN, POUND HILL. THE PROPERTY BENEFITS FROM AN OPEN PLAN LOUNGE/DINER, CONSERVATORY, TWO BEDROOMS AND ALLOCATED PARKING.**

Approaching the property, a small pathway leads you to the front door. On entering the property, you step in to the lounge/diner with stairs ahead that lead to the first floor. The lounge/diner can comfortably hold a range of sofas and dining table and enjoys views to the front. To the far end a door leads into the refitted kitchen, it is fitted with a range of base and eye level units with generous work surface surround. There is an integrated fridge/freezer, cooker, hob and cooker hood. Passing through the kitchen, a conservatory has been added giving additional ground floor space for either a small dining room, office or play room. The conservatory opens up nicely into the rear garden.

Upstairs the main bedroom is a generous size and can comfortably hold a king size bed with room for freestanding furniture. There is one built in wardrobe in the rooms which extends over the stairs. Bedroom two is a single room which room for a single bed and freestanding furniture.

The bathroom is fitted with a three piece suite and has been partly tiled.

Outside the rear garden is enclosed with fence panelling and has been paved for ease of maintenance. A rear gate provides access.



# Room Details

## Ground Floor

Lounge/Diner	15'7" x 11'9" (4.75m x 3.58m)
Kitchen	11'9" x 5'11" (3.58m x 1.80m)
Conservatory	10'1" x 7'6" (3.07m x 2.29m)

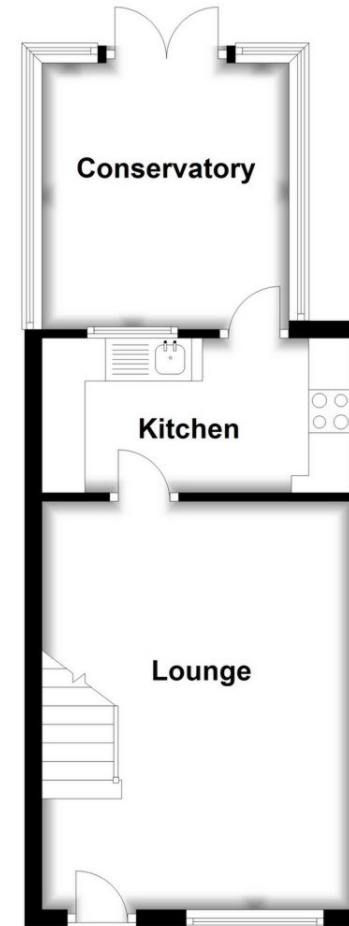
## First Floor

Bedroom One	11'9" x 11'1" (3.58m x 3.38m)
Bedroom Two	10'10" x 5'7" (3.30m x 1.70m)
Bathroom	

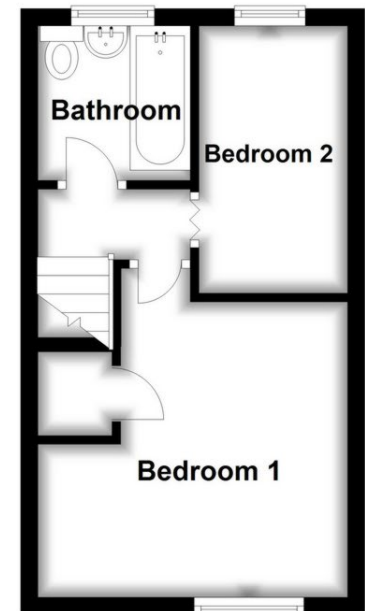
## Outside

Rear Garden  
Allocated Parking

**Ground Floor**  
Approx. 33.1 sq. metres (356.6 sq. feet)



**First Floor**  
Approx. 23.9 sq. metres (257.7 sq. feet)



Total area: approx. 57.1 sq. metres (614.3 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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.



