



**Connells**

Worth Park Avenue  
Pound Hill Crawley



## Property Description

Conveniently located for access to local amenities including schools, shops, and parks. Pound Hill itself is a sought-after area with a friendly community and a range of recreational facilities nearby. The cottage itself boasts a charming character with its detached design and traditional features. The entrance hall provides a warm welcome into the property, and the lounge / dining room offers a spacious and versatile living space. The bespoke hand built kitchen / breakfast room is well-equipped with a butler sink, and the utility room/conservatory provides additional storage and laundry facilities. The downstairs bedroom is ideal for guests or as a home office, and the shower room adds to its convenience and versatility. Upstairs, the two further double bedrooms offer ample space for a growing family, and the family bathroom features a luxurious freestanding bath. The property benefits from triple glazing and gas central heating to keep you comfortable throughout the year. The front garden is generously sized, and the sweeping driveway provides ample off-road parking and leads to the detached garage. The mature rear garden is a true highlight, with its beautiful landscaping and abundance of flowers, plants, shrubs, and palm trees - creating your own personal oasis. Three Bridges train station is conveniently located just 0.4 miles away, allowing for easy commuting and travel opportunities.

## Entrance Hall

Skylight, radiator with cabinet, picture rail and carpet as laid.

## Lounge

24' 1" x 11' 1" ( 7.34m x 3.38m )

Two double glazed windows to front, two double glazed windows to side, double glazed French doors to garden, feature fireplace surround with wood burner, two radiators, picture rail, wooden beams to ceiling and carpet as laid.

## Kitchen

21' 1" x 9' 11" ( 6.43m x 3.02m )

Double glazed French doors with wooden shutters to garden, double glazed window to front, bespoke hand built kitchen comprising of matching wall and base units with granite worktops over, space for range cooker, integral fridge and dishwasher, butler sink with granite splash backs, radiator with cabinet, radiator, beams to ceiling, access to utility room and tiled flooring.

## Conservatory / Utility Room

17' x 6' 1" ( 5.18m x 1.85m )

Double glazed window to side and rear, double glazed door to garden, wooden shutters, wall mounted boiler and laminate flooring.

## Bedroom One

12' to wardrobes x 10' ( 3.66m to wardrobes x 3.05m )

Double glazed window to front, double glazed window to side, built in wardrobes, picture rail, coving, radiator and carpet as laid.

## Cloakroom / Shower Room

Frosted double glazed window to front, three piece suite comprising of tiled shower cubicle, vanity unit with wash hand basin, low level flush w/c, stainless steel heated towel rail, tiled walls and tiled floor.

## Landing

Skylight and carpet as laid.

## Bedroom Two

14' x 9' 11" ( 4.27m x 3.02m )

Double glazed window to rear, built in wardrobes, access to loft, radiator, eves storage space and carpet as laid.

## Bedroom Three

14' x 13' ( 4.27m x 3.96m )

Double glazed window to rear, skylight to front, radiator, access to eves storage space, carpet as laid.

## Bathroom

Frosted double glazed window to rear with wooden shutters, three piece suite comprising of a roll top Victorian style bath with mixer taps, pedestal wash hand basin with mixer taps, high level flush w/c, radiator, tiled walls and laminate flooring.

## External

### Front Garden

Landscaped front garden with palm trees, lighting and lawn area.

## Rear Garden

Landscaped rear garden comprising of block paved patio area leading to lawn area and mature planting with palm trees.

## Garage

Detached garage to front with power and light.

## Off-Street Parking

Parking to front for five/six cars.

## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was official declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









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To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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