



## Burns Road, Pound Hill

Guide Price £550,000 - £575,000

**MANSELL  
McTAGGART**  
Trusted since 1947







- Three double bedroom detached family home
- Driveway parking for multiple vehicles
- Bright and spacious L-shaped living/dining room
- Downstairs W/C
- Walking distance to Three Bridges mainline station
- Equipped with 'Nest' CCTV
- Potential to extend STPP
- Council Tax Band 'E' and EPC 'D'

This 3 double bedroom detached family home is ideally situated in the sought after area of Pound Hill, within walking distance of Three Bridges mainline station.

The property is approached via the front porch that leads to the entrance hall. Here you will gain access to the downstairs W/C on your right-hand side, kitchen, living room/dining room and stairs to the first floor. To the rear of the house, the kitchen is fitted with a range of wall and base units, porcelain sink/drain unit set into Silestone worktops with space for cooker, built-in fridge freezer, combi boiler and space and plumbing for a washing machine. The L-shaped living/dining room is a bright and spacious room, being dual aspect with window to front, window to rear and French doors to the garden. All windows have recently been replaced and re-fitted with internal shutter blinds.

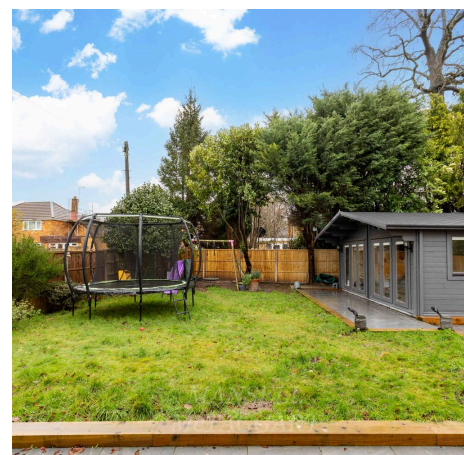


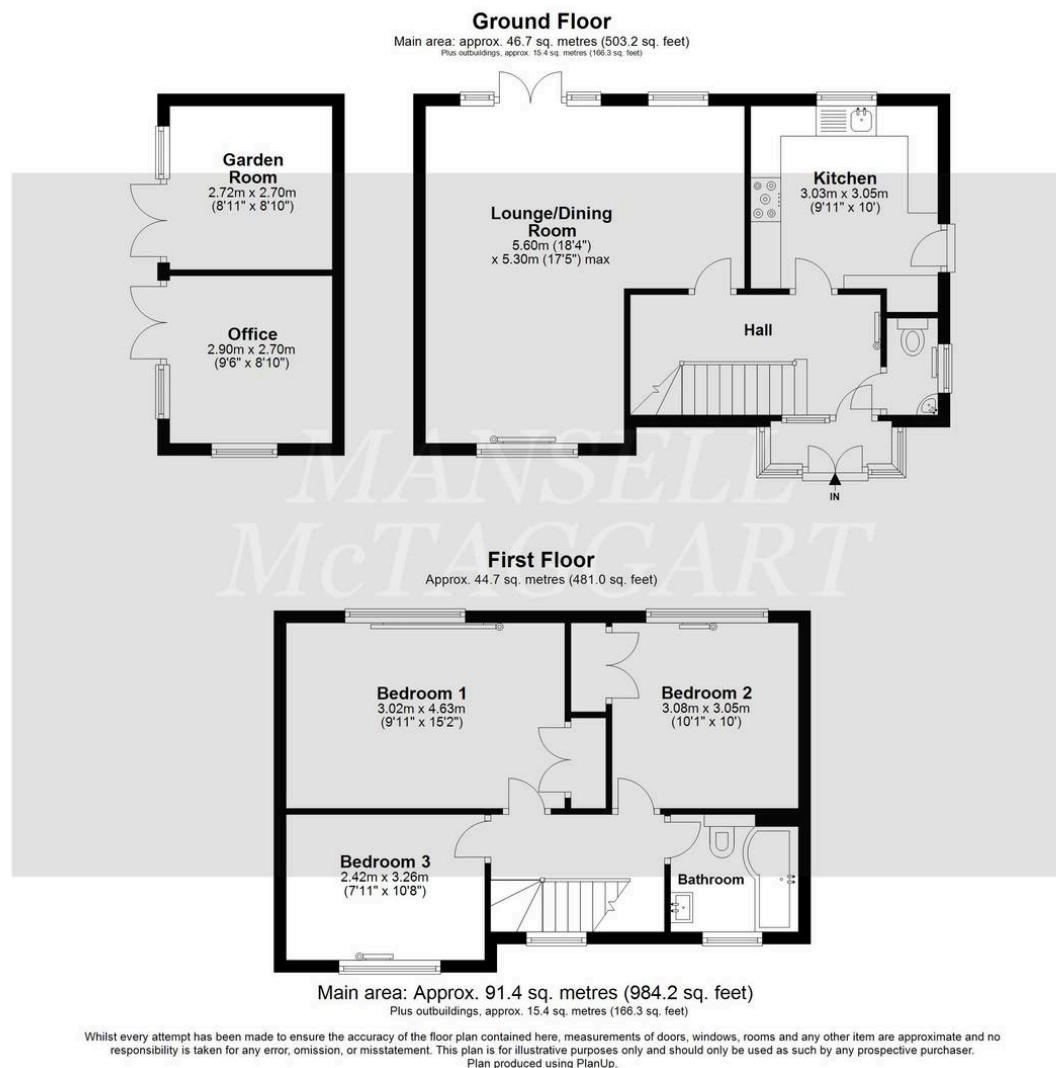




Stairs from the entrance hallway lead to the first floor landing, with a window to the front and access to the loft. Bedroom 1 is a good size double room with built-in double wardrobe, located towards the rear of the property. Bedroom 2 is also a double room, with another built-in double cupboard. Again, both master bedroom and second bedroom overlook the garden at the rear of the property. Finally, bedroom 3 is capable of housing a double bed and space for ample freestanding furniture. The re-fitted bathroom has been upgraded in 2023 and benefits from a frosted window to the front, fitted with a modern suite comprising of a panel enclosed bath with a rainfall shower unit, wash hand basin with storage below and low-level WC.

There is side access to the rear garden, which is another feature of the property, being east facing. A patio area abuts the rear of the property leading to the outbuilding with the remainder mostly laid to lawn. The outbuilding, installed in 2022, is divided into two separate rooms, currently holding an office and gym.





# Mansell McTaggart Crawley

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