



St. Catherines Road, Pound Hill

Guide Price £500,000 – £525,000

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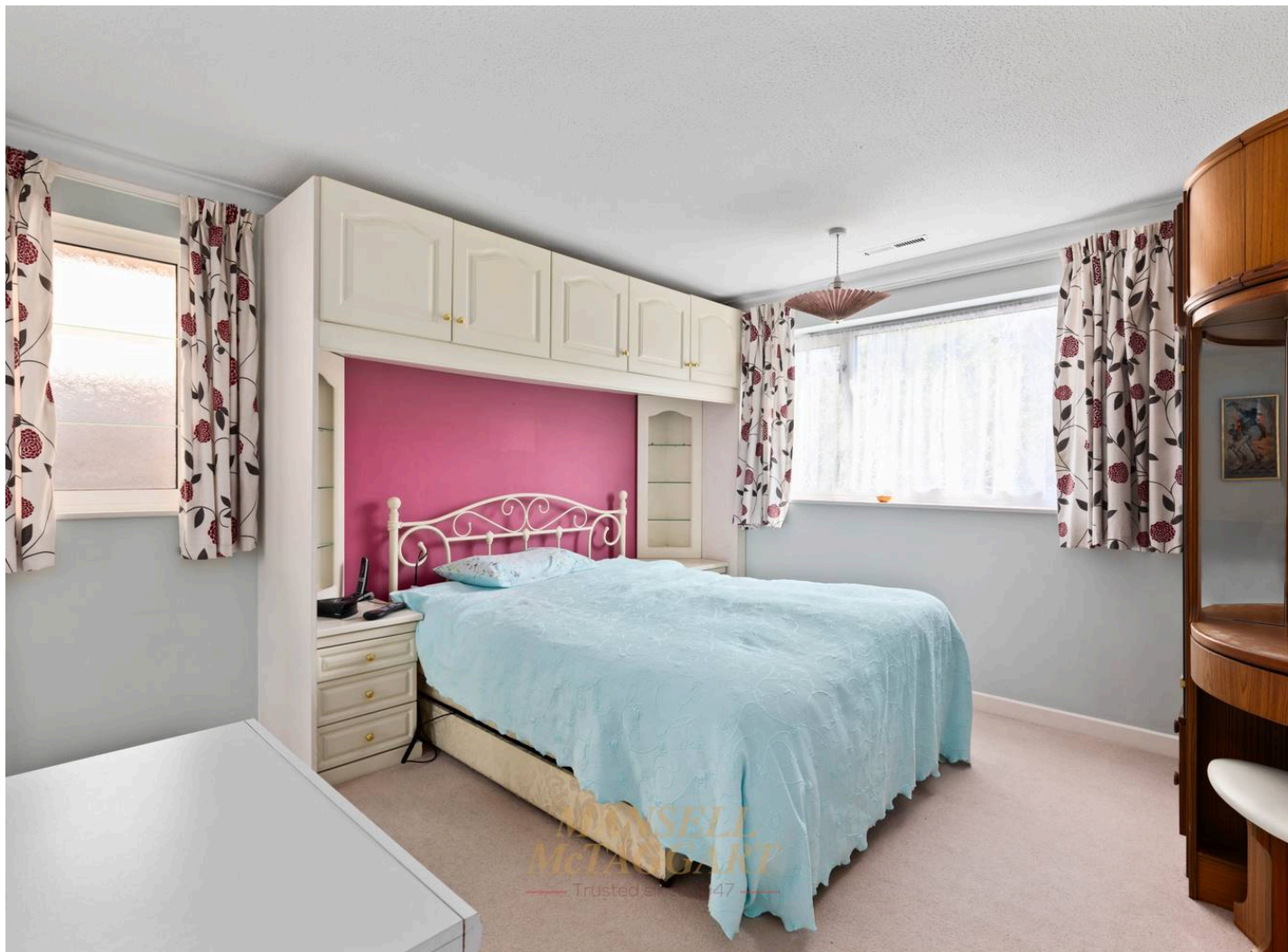


- Detached family home
- Four bedrooms
- Popular residential location within Pound Hill
- Bright and spacious lounge/dining room
- Downstairs W.C
- Landscaped rear garden
- Driveway parking
- Integral single garage
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'D'

A spacious four-bedroom detached family home situated within the sought-after Pound Hill area, offers a perfect blend of convenience and comfort. The property boasts easy access to Three Bridges train station, Gatwick Airport and within walking distance of a good primary and secondary schools. Several pleasant walks in the vicinity, Milton Mount field and woods, Milton Mount flats and the lake.

Offering well proportioned living accommodation throughout, the property briefly comprises: entrance porch leading to a welcoming hallway with stairs rising to the first floor. Glass doors seamlessly guide you to the generously sized lounge/dining room, flooded with natural light from the sliding patio doors. The fitted kitchen offers a range of wall and base units with space and plumbing for modern appliances, ensuring practicality and functionality. Completing the ground floor layout is a convenient cloakroom and direct access to the garage from the hallway.

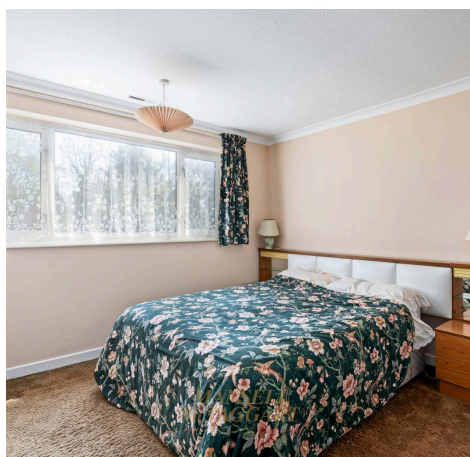


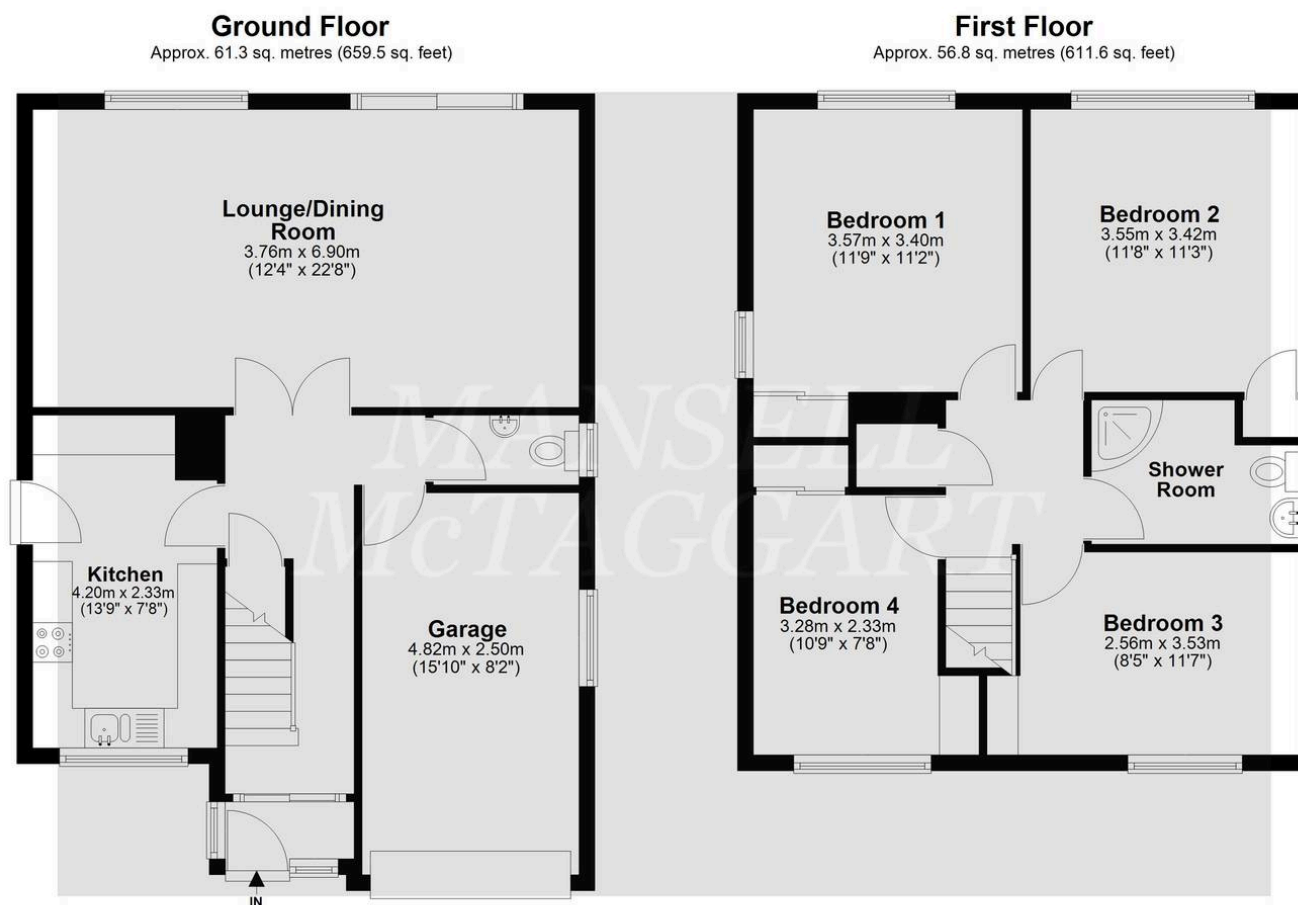


On to the first floor, the property offers two spacious double bedrooms and two further generously sized bedrooms, each well-suited to accommodate double beds, ensuring ample space for family members and guests alike with fitted storage in every room. A shower room, featuring fully tiled walls, a corner shower unit, W.C, and wash hand basin, completes the living accommodation.

Outside, the property presents an attractive low-maintenance front garden with a block-paved driveway for two vehicles leading to the single garage, meeting the practical needs of modern living. The rear of the property hosts a landscaped garden, comprising a patio area abutting the rear of the property, a garden shed, and a tiered level with paving slabs surrounded by gravel and finished with an area of artificial grass. Additional features such as solar panels enhance the property's energy efficiency, adding to its appeal as a sustainable and eco-friendly residence.

This family home offers a harmonious blend of spacious interiors, modern amenities, and outdoor tranquility, providing a perfect retreat for discerning buyers seeking a convenient and comfortable lifestyle in Pound Hill.





Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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