



Three Bridges Road, Three Bridges

£1,250,000



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An opportunity to purchase a substantial property with 8-10 bedrooms, seven bathrooms, and the flexibility to re-configure. Ideally suited to multi-generational living and/or for a business. Set back from the road with off-road parking for 12 cars or more. Standing within a plot of 0.5 acres (TBV) with established planting and a sunny, south-facing rear garden. Further potential with outbuildings, two of which have power and light. Approaching the property, a curved brick wall with attractive planting and a brick-pillared entrance opening into a large gravel area and hard standing, providing off-road parking for 12 or more cars.

The property offers numerous options to re-configure according to individual needs, whether for multi-generational living or as a business opportunity. Presently, there are eight bedrooms with the potential to use downstairs rooms to create two further bedrooms and/or as a suite within the property to provide independence for a teenager or an older relative whilst near the rest of the family.

There are two main entrances; at present, the one to the left is a family home, and the door to the right is a separate entity. Combined, they offer superb accommodation, and all bedrooms are doubles, with plenty of parking and a delightful sunny, south-facing rear garden.







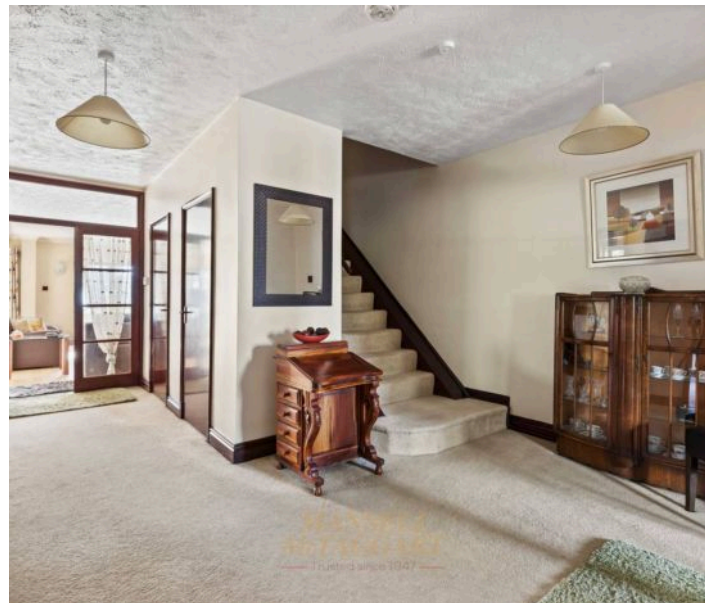
### Main entrance (left-hand side):

There is a half-glazed front door with a similar side panel opening into a large entrance hall with striking ceramic floor tiles in rust colour with a feature patterned border. Ahead is the inner hall, and from here, the stairs are to the right, with the lounge ahead and the kitchen/breakfast room beyond. Immediately to the left is the study/office, and further to the left is the games room, bar room, two cloakrooms, and the dining room.

The study/office is to the front of the house and is ideal for those working from home. The games room is exceptionally spacious, with the bar room leading off and the cloakroom adjacent to it with a WC and wash hand basin, having previously had a shower. In the past, these rooms were used to create a suite comprising a living room, bedroom, and shower room.

Beyond is a generously proportioned dining room suitable for a dining table and 10-12 chairs, with a large window to the side of the house. Again, there is the potential to have this as another downstairs bedroom with the additional benefit of another cloakroom.

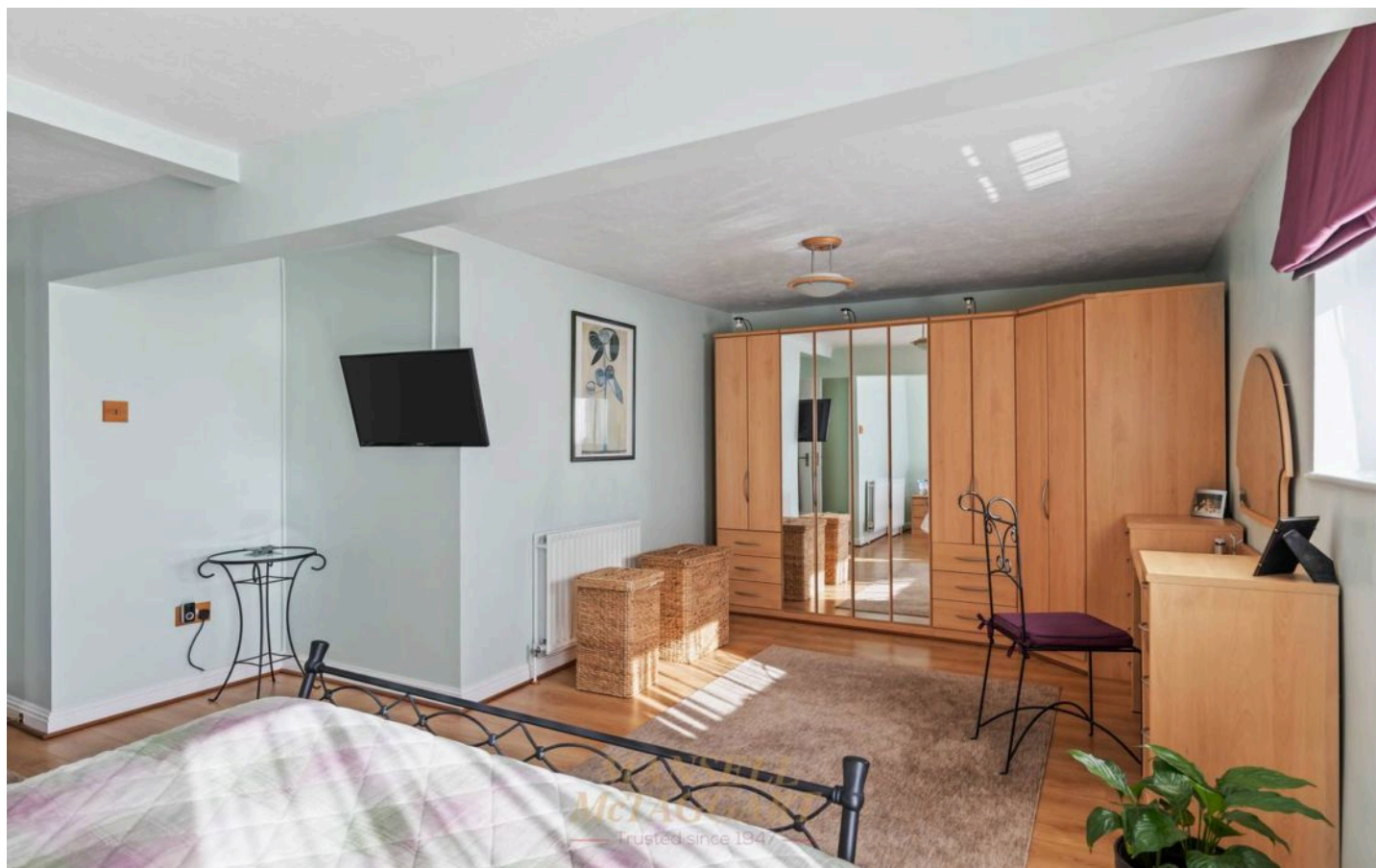
The kitchen/breakfast room is spacious, with a superb range of wood wall and base units, granite worksurfaces, and neutral ceramic flooring. It is dual aspect with a window to the side and another at the far end, ensuring plenty of light.





There is an attractive breakfast bar presently with two bar stools. Integrated items include a Siemens double oven, a five-ring induction hob with extractor above, a Blomberg dishwasher and washing machine, and space and plumbing for an American-style fridge/freezer. A one-and-a-half bowl sink and drainer are beneath a large window overlooking the rear garden. Adjacent is the lounge, which is a generously proportioned room with a large window and double doors opening onto the large terrace in the garden, making it ideal for both relaxing and entertaining.

Moving upstairs, the main bedroom is to the rear with an entire height window and another window, making it both light and airy. It is spacious with plenty of room for bedroom furniture, and it has the benefit of an ensuite bathroom with a bath and shower above, WC and wash hand basin. Bedroom 2 is at the front of the house, with two windows to the side. It is another large room with seating and a sofa and the benefit of a large walk-in dressing room. Bedroom 3 is another large double, and they each have access to a shower room.







### Separate entrance (right-hand side):

Presently run as a business enterprise, the accommodation comprises five double bedrooms, each with an ensuite shower room and a kitchenette. The bedrooms are similar in size but slightly different in layout. Two bedrooms are downstairs, and three are upstairs. There is also a large communal/commercial kitchen ideal for laundry, with space and plumbing for a washing machine, tumble drier, fridge/freezer, and a gas cooker. Double doors are opening onto the terrace in the rear garden.

### Outside:

Approaching the property, a curved brick wall with attractive planting and a brick-pillared entrance opens into a large gravel area that is hard standing, providing off-road parking for 12 or more cars.

In the sunny, south-facing rear garden, there is a large terrace adjacent to the property. This incorporates a seating area with a half-height brick wall to the left and two sections with granite worktops ideal for a built-in BBQ. There is an expanse of lawn with pathways and established planting, including spring bulbs, flowers, shrubs, fruit trees, apples, pears, and plums.





Towards the rear boundary are two enclosed cages for growing fruit and vegetables, with additional beds to the side and an area with two composting bins at the rear. Outbuildings tucked away to the side provide tremendous storage, with two having power and light, providing further potential. Given that it is spacious, sunny and south-facing, it is a delight for relaxing and socialising with a real sense of privacy.

- An opportunity to purchase a substantial property with 8-10 bedrooms, seven bathrooms, and the flexibility to re-configure
- Ideally suited to multi-generational living and/or for a business, set back from the road with off-road parking for 12 cars or more
- Living room, dining room, study/office, games room/downstairs bedroom with cloakroom and an additional cloakroom, master bedroom with en-suite bathroom, two further double bedrooms
- Separate entrance comprises spacious kitchen for communal/commercial use, five double bedrooms each with an ensuite shower room and a kitchenette with two downstairs and three upstairs
- Stands within a plot of 0.5 acres (TBV) with established planting, a sunny, south-facing rear garden, and further potential with outbuildings, two of which have power and light
- Council Tax Band 'E' and EPC 'tbc'







# Mansell McTaggart Crawley

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