



Toftwood Close, Pound Hill

Guide Price £800,000 – £825,000

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- Spacious detached family home
- Five bedrooms with four doubles
- Over 2300 sq.ft including both the single garage and detached double garage
- Situated within a quiet cul-de-sac in a highly sought after road in Pound Hill
- Walking distance to Three Bridges train station
- Two reception rooms plus generous size downstairs study
- Main bedroom with fitted wardrobes and en-suite shower room
- Private and generous size rear garden
- Driveway parking to the front of the property
- Council Tax Band ' F' and EPC 'D'

A spacious and well presented, five-bedroom, three reception room, detached family home situated within a quiet cul-de-sac in a highly sought after road in Pound Hill. Situated within walking distance of Three Bridges train station, the property offers generous size living throughout along with an integral garage and a detached double garage with space over totalling over 2300 sq. ft.

With versatile living accommodation throughout, the property briefly comprises: entrance hall with stairs rising to the first floor; a bright and spacious living room overlooks the rear garden with feature bay window; double glass doors lead through to the dining room with sliding patio door to the rear garden; to the front of the property is a fitted kitchen/breakfast room with a range of wall and base units, rolltop worksurfaces, plumbing for a freestanding washing machine, space for an American style fridge/freezer and range oven; a third reception room also to the front of the property is ideal as a study/play room with door leading directly into the integral single garage; a downstairs W.C complete with wash hand basin and low level W.C completes the ground floor.





A spacious landing provides access to all bedrooms with the main bedroom featuring fitted wardrobes and an en-suite shower room finished with part tiled walls, a white suite comprising of a low-level WC, wash hand basin and enclosed shower cubicle with wall mounted shower unit. A three further double bedroom also feature fitted wardrobes; with the fifth bedroom of generous size also useful as a second study. A family bathroom completes the living accommodation finished with corner panelled bath with shower curtain and electric shower, WC, wash hand basin and finished with tiled walls.

Externally, a real feature of the property is an approximately 550 sq. ft double garage arranged over two floors with two sets of double doors to the front for vehicle access, a single side door, full power and light throughout. Wooden stairs lead upstairs to a room ideal for a work from home office with eaves storage either side and permission also granted to add Velux windows into the roof with natural light currently coming through the side window. Space is provided around all sides the garage ideal for further outdoor storage or to add a further shed.

Driveway parking to the front of the property with a further single garage also with power and light and a low maintenance front garden complete with shingling. Gates to both sides of the property give access to the rear garden, secluded by mature trees and hedging, the garden offers privacy throughout. A considerable size patio area abutting the rear of the property and leads to a 8"x12" shed with the remainder laid to lawn.





Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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