



Chaucer Road, Pound Hill, Crawley, West Sussex, RH10 3AR

£425,000

- Four bedroom semi detached house
- Refitted kitchen and bathroom
- Rear garden with patio and lawn
- Loft conversion providing principal bedroom with en suite
- Beautifully presented throughout
- Drive way for up to four vehicles
- 0.6 miles to Three Bridges train station
- Viewing highly recommended
- EPC rating C

Property Description

Homes Partnership is delighted to offer for sale this semi detached property in a sought after area of Pound Hill, just 0.6 miles from Three Bridges train station. The property has had a loft conversion to provide a principal bedroom with an en suite shower room. The accommodation in full comprises an entrance hall, lounge to the front, dining room with feature fireplace and French doors opening to the rear garden and a refitted kitchen with built in oven and hob. On the first floor there are three bedrooms and a refitted bathroom with bath and separate shower cubicle. The second floor has the principal bedroom with built in storage and eaves storage and an en suite shower room. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is laid to lawn with flower beds. There is a block paved drive to the side / rear of the property providing off road parking for up to four vehicles. The rear garden has an extensive patio area, lawn and flower beds. Conveniently located just a half a mile from Three Bridges train station and close to schools and local amenities, in our opinion this would be a great family home and we would urge an early viewing as this is sure to get snapped up.

PORCH External courtesy light. Front door opening in to porch. Opaque windows to the front and side. Arch to:

ENTRANCE HALL Stairs to the first floor. Radiator. Door to:

LOUNGE 11' 8" x 11' 4" (3.56m x 3.45m) approximate. Radiator. Window to the front. Archway opening to:

DINING ROOM 12' 1" x 11' 6" (3.68m x 3.51m) maximum narrowing to 7' 8" (2.34m) approximate. Radiator. Feature fireplace with inset fire. French doors opening to rear garden. Open plan to:

KITCHEN 9' 10" x 7' 6" (3m x 2.29m) approximate. Refitted with a range of wall and base level units incorporating a single bowl, single drainer, stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood over. Space for fridge / freezer and washing machine. Integral dishwasher. Window to the rear.





FIRST FLOOR LANDING Stairs from the entrance hall. Window to the side aspect. Stairs to the second floor. Doors to three bedrooms and bathroom.

BEDROOM TWO 12' 4" x 11' 3" (3.76m x 3.43m) approximate. Radiator. Window overlooking the rear garden.

BEDROOM THREE 11' 0" x 9' 4" (3.35m x 2.84m) approximate. Radiator. Window to the front.

BEDROOM FOUR 8' 10" x 7' 11" (2.69m x 2.41m) approximate. Radiator. Window to the front.

BATHROOM Refitted with a white suite comprising a jacuzzi bath, shower cubicle, wash hand basin with vanity cupboard below and a low level WC. Fully tiled walls. Heated towel rail. Opaque window to the rear.



SECOND FLOOR LANDING Stairs from the first floor landing. Sky light to the front. Door to:

PRINCIPAL BEDROOM 16' 8" x 14' 4" (5.08m x 4.37m) maximum narrowing to 11' 6" (3.51m) approximate. Built in storage. Eaves storage either side of bed. Cupboard housing combi boiler. Radiator. Dual aspect with sky light to the front and window overlooking the rear garden. Door to:

EN SUITE SHOWER ROOM Fitted with a white suite comprising a shower cubicle, wash hand basin with vanity cupboard below and a low level WC. Heated towel rail. Fully tiled walls. Opaque window to the rear.



OUTSIDE

FRONT GARDEN Laid to lawn with a flower bed. Bordered by hedge. Steps to front door.

DRIVE WAY Block paved, to the side and rear of the property, providing off road parking for up to four vehicles.

REAR GARDEN There is an extensive, shaped patio area, lawn and borders filled with plants, shrubs and trees. External water tap. Courtesy light. Enclosed by fence with gated side access.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage



TRAVELLING TIME TO STATIONS

Three Bridges By car 3 mins On foot 11 mins - 0.6 miles
 Crawley By car 8 mins On foot 37 mins - 1.8 miles
 (source google maps)

AREA INFORMATION

The ever popular Pound Hill is located on the east of Crawley and is bordered by Three Bridges and Manor Royal to the west and Maidenbower to the south. It is one of the largest local neighbourhoods and has a variety of housing from first time buyer flats to executive detached houses approaching £1,000,000. There are two parades of shops, three pubs, three churches and surgeries in the area. Schooling includes an infant school, junior school, primary school and large parts of the neighbourhood fall within the catchment area of Hazelwick School in Three Bridges. There is a bowls club, and Worth Park Gardens offer formal gardens and lake, croquet lawn and tennis court; some of the beautiful trees in the gardens date back to the original planting in the 1840s! Pound Hill is serviced by the Metrobus routes and Three Bridges mainline train station is easily accessible with fast and direct routes to London and Brighton.

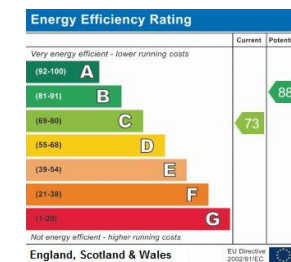
TENURE Freehold

COUNCIL TAX BAND D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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