



Grattons Drive, Pound Hill, Crawley, West Sussex, RH10 3AE

£525,000

- Three bedroom detached house
- Located in a popular road
- 0.7 miles to Three Bridges train station
- Plenty of scope for extension STPP
- Dual aspect lounge / dining room
- Viewing highly recommended
- Stunning, mature rear garden
- Garage to the side of the property
- EPC rating D

Property Description

Homes Partnership is delighted to bring to the market this three bedroom, detached property located in a popular road in the residential neighbourhood of Pound Hill, which is in need of some modernisation. Being a detached property, there is the potential for extension, subject to planning permission. The ground floor accommodation comprises an entrance hall, dual aspect lounge / dining room, kitchen with door to the side aspect and a cloakroom. On the first floor there are three bedrooms, two double bedrooms overlooking the rear garden and a single bedroom to the front and a bathroom. The property benefits from heating by gas to a system of hot water radiators and is partly double glazed. Outside, the front garden is laid to lawn with shrubs and a tree. A drive way provides off road parking for one vehicle and is to the front of the garage. Gated side access leads to the stunning rear garden which is a feature of the property and a great space for entertaining family and friends. There is a patio area adjacent to the property, extensive lawns and beds well stocked with mature plants, shrubs and trees. Conveniently located just 0.7 miles from Three Bridges train station, and with schools easily accessible, this would make a great family home and we would urge a viewing to see if this could be your next property as this is sure to get snapped up!

CANOPY PORCH Front door opening to:

ENTRANCE HALL Radiator. Storage cupboard. Stairs to the first floor. Doors to kitchen, cloakroom and:

LOUNGE / DINING ROOM 20' 0" x 14' 1" (6.1m x 4.29m) maximum narrowing to 9' 10" (3m) approximate. Dual aspect with windows to the front and rear. Feature stone fire surround and hearth (with fire removed). Two radiators.

KITCHEN 12' 8" x 11' 1" (3.86m x 3.38m) approximate. Fitted with a range of wall and base level units incorporating a single bowl, double drainer, stainless steel sink unit with mixer tap. Larder cupboard. Space for cooker, washing machine, tumble dryer, fridge and freezer. Boiler. Window to the rear. Door opening to the side aspect.

CLOAKROOM Fitted with a white suite comprising a low level WC and a wash hand basin. Opaque window to the side aspect.





FIRST FLOOR LANDING Stairs from the entrance hall, with windows half way up stairs and on landing, to the front. Cupboard housing hot water tank. Hatch to loft space. Radiator. Doors to all bedrooms and bathroom.

BEDROOM ONE 14' 2" x 11' 7" (4.32m x 3.53m) approximate. Radiator. Two windows overlooking the rear garden.

BEDROOM TWO 11' 5" (3.48m) maximum narrowing to 9' 7" x 11' 1" (2.92m x 3.38m) approximate. Radiator. Window overlooking the rear garden.

BEDROOM THREE 9' 9" x 6' 11" (2.97m x 2.11m) approximate. Radiator. Window to the front.

BATHROOM Fitted with a white suite comprising a bath with mixer tap and shower attachment, wash hand basin and a low level WC. Part tiled walls. Radiator. Opaque window to the side aspect.

OUTSIDE

FRONT GARDEN Open plan and laid to lawn with shrubs and a tree. Path to front door and leading to the gated side access.

DRIVEWAY To the front of the garage, providing off road parking for one vehicle.

GARAGE To the side of the property with up and over door to the front and door to rear garden.

REAR GARDEN The rear garden is a stunning addition to the property and a great space for entertaining family and friends with a good degree of privacy. There is a paved patio area adjacent to the property with the remainder of the generous garden being mainly laid to lawn with mature plants, shrubs and trees. Enclosed by fence with gated side access.

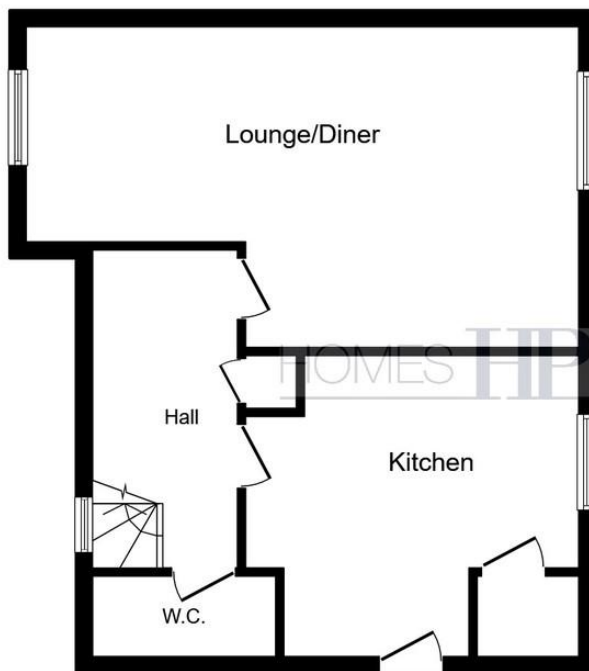
USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

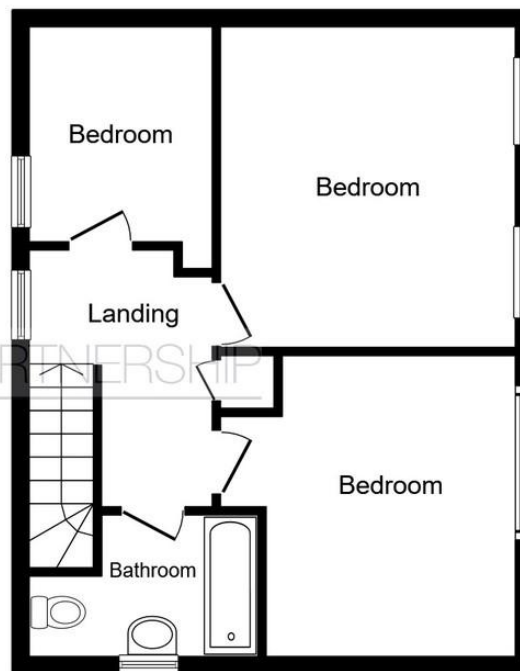
TRAVELLING TIME TO STATIONS

Three Bridges	By car	3 mins	On foot	14 mins - 0.7 miles
Crawley	By car	8 mins	On foot	40 mins - 1.9 miles

(source google maps)



Ground Floor



First Floor

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

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

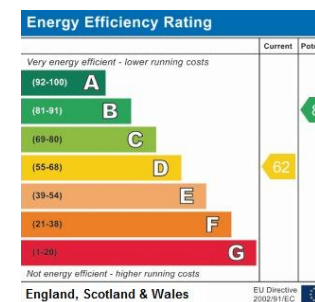
Freehold

COUNCIL TAX BAND

F £2,801.23

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.



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