



Heathfield, Pound Hill, Crawley, West Sussex, RH10 3UG

£700,000

- Extended detached family home
- Three reception rooms
- Beautifully presented throughout
- En suite shower room to bedroom one
- Double garage & drive for several vehicles
- Viewing highly recommended
- Wonderful corner plot garden
- Less than one mile to Three Bridges train station
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this stunning four bedroom, detached house located in the residential neighbourhood of Pound Hill, less than one mile from Three Bridges train station. The property has been extended to the side to provide a family / play room. The ground floor accommodation in full comprises an entrance hall, lounge to the rear with tri folding doors opening to the patio area, a refitted kitchen / dining room with integral appliances and French doors opening to the rear garden and a dual aspect family room. A utility room and cloakroom complete the ground floor. On the first floor, bedroom one has an en suite shower room, there are three further double bedrooms and bathroom refitted with a white suite. The property is beautifully presented throughout and benefits from double glazing and heating by gas to a system of hot water radiators. Outside there is a drive way providing parking for several vehicles, which leads to a double, integral garage. The rear garden is a wonderful place for entertaining family and friends with an extensive patio area, a covered pergola with decking, barbecue area and a summerhouse and lawn. In our opinion, this would make a great family home and we would urge a viewing before this gets snapped up!

CANOPY PORCH Courtesy lights. Front door opening to:

ENTRANCE HALL Stairs to the first floor. Understair cupboard. Two radiators. Door opening to the side of the house. Door to integral garage. Double doors opening to the family room. Doors to kitchen / dining room, utility room, cloakroom and:

LOUNGE 19' 0" x 10' 9" (5.79m x 3.28m) Feature fireplace with multi fuel burner. Two radiators. Dual aspect with two windows to the rear and tri folding doors opening to the patio area.

KITCHEN / DINING ROOM 17' 7" x 11' 4" (5.36m x 3.45m) approximate. Refitted with a range of wall and base level units incorporating a one and a half bowl sink unit with mixer tap, drainer in work surface. Built in double oven, five ring hob with extractor hood over and microwave oven. Integral dishwasher and fridge / freezer. Space for table and chairs. Window to the rear and French doors with flanking windows opening to the patio area.





FAMILY ROOM 15' 4" x 8' 4" (4.67m x 2.54m) approximate. Radiator. Dual aspect windows to the front and side.

UTILITY ROOM 6' 3 x 5' 8 (1.91m x 1.73m) Fitted with wall and base level units incorporating a single bowl, single drainer, stainless steel sink unit. Space for washing machine and tumble dryer. Window to the side aspect..

CLOAKROOM Fitted with a white suite comprising a low level WC and a pedestal wash hand basin with a vanity unit below. Radiator. Extractor fan.

FIRST FLOOR LANDING Stairs from the entrance hall. Airing cupboard housing a hot water tank with shelving. Hatch to the loft space. Doors to all bedrooms and bathroom.



BEDROOM ONE 12' 7" (3.84m) maximum narrowing to 11' 2" x 10' 0" (3.4m x 3.05m) approximate. Range of fitted wardrobes with top boxes / cupboard and dressing table. Radiator. Window to the front. Door to:

EN SUITE SHOWER ROOM Refitted with a white suite comprising a shower cubicle, low level WC and a wash hand basin. Heated towel rail. Opaque window to the side aspect.

BEDROOM TWO 10' 7" x 10' 3" (3.23m x 3.12m) approximate. Radiator. Window overlooking the rear garden.

BEDROOM THREE 11' 0" x 9' 1" (3.35m x 2.77m) approximate. Radiator. Single storage cupboard. Window overlooking the rear garden.

BEDROOM FOUR 12' 5" x 7' 5" (3.78m x 2.26m) approximate. Radiator. Window to the front.

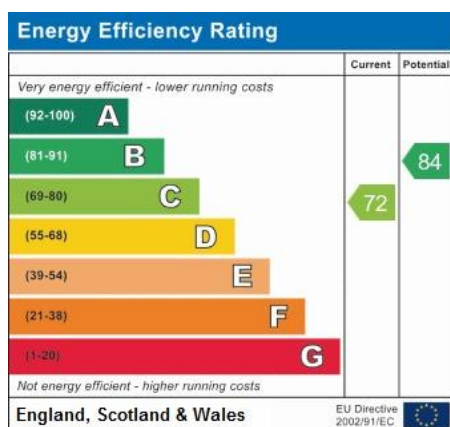
BATHROOM Refitted with a white suite comprising a bath with a mixer tap, pedestal wash hand basin, low level WC and a separate tiled shower cubicle. Radiator. Opaque window to the rear.

OUTSIDE

DRIVE WAY To the front and side of the property providing parking for several vehicles. Block paved path to front door.

GARAGE 16' 4 x 16' 1 (4.98m x 4.90m) Double integral garage with a wall mounted boiler, up and over doors, power and light. Door to entrance hall.





REAR GARDEN A great area for entertaining family and friends occupying a corner plot. Extensive patio area to the side and rear of the property, decking with a covered pergola over, and a barbecue area, the remainder being laid to lawn with trees and shrubs. External water tap. Storage shed and tree house. Enclosed by fence with gated side access.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 5 mins On foot 18 mins - 0.9 miles
Crawley By car 8 mins On foot 44 mins - 2.2 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: F £2,801

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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