



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

£375,000

- Three bedroom semi detached house
- No onward chain
- Ideal family home
- Sought after location
- Two reception rooms
- Viewing highly recommended
- Garage & driveway for three vehicles
- 0.5 miles to Three Bridges train station
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale with no onward chain, this three bedroom semi detached property located in a popular road in the residential neighbourhood of Pound Hill. There is the addition of an enclosed porch to the front of the property with a cloakroom. The ground floor accommodation in full comprises an entrance hall, lounge with a feature fireplace and French doors opening to the rear garden, dining room to the front and dual aspect kitchen with door opening to the side aspect. On the first floor bedroom one has built in wardrobes, there are two further bedrooms and a bathroom with bath and separate shower cubicle. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden has plants and shrubs with steps to the front door. A block paved drive to the side of the property provides off road parking for up to three vehicles and leads to the single garage. The rear garden is low maintenance with a paved patio area, shingle and well stocked plant beds. Conveniently located just 0.5 miles from Three Bridges train station and with schools and local amenities close by, this would be a great family home and we would urge a viewing to see if this would suit your needs.

ENCLOSED PORCH Window to the side aspect. Door to cloakroom. Opening to;

ENTRANCE HALL Stairs to the first floor. Under stair cupboard. Radiator. Doors to dining room, kitchen and:

LOUNGE 12' 4" x 11' 9" (3.76m x 3.58m) maximum narrow ing to 10' 8" (3.25m) approximate. Feature fireplace with open fire. Radiator. French doors opening to the rear garden.

DINING ROOM 11' 10" x 11' 5" (3.61m x 3.48m) approximate. Radiator. Window to the front.

KITCHEN 9' 6" x 7' 7" (2.9m x 2.31m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer sink unit with mixer tap. Built in oven and hob with extractor hood over. Space for fridge / freezer, washing machine and dish washer. Dual aspect with window to the rear and door opening to the side aspect.





CLOAKROOM Fitted with a white suite comprising a low level WC with concealed cistern and a wash hand basin with vanity cupboards below. Radiator. Dual aspect, opaque windows to the front and side.

FIRST FLOOR LANDING Stairs from the entrance hall. Window to the side aspect. Hatch to loft space with ladder, housing the boiler. Doors to all bedrooms and bathroom.

BEDROOM ONE 12' 4" x 11' 5" (3.76m x 3.48m) maximum narrowing to 9' 3" (2.82m) approximate. Range of built in wardrobes with central arched recess. Radiator. Ceiling fan. Window overlooking the rear garden.



BEDROOM TWO 11' 2" x 9' 10" (3.4m x 3m) approximate. Radiator. Window to the front.

BEDROOM THREE 8' 7" x 7' 11" (2.62m x 2.41m) approximate. Radiator. Window to the front.

BATHROOM Fitted with a suite comprising a bath, separate shower cubicle, wash hand basin and a low level WC. Radiator. Extractor fan. Fully tiled walls. Opaque window to the rear.

FRONT GARDEN With plants and shrubs. Steps to front door.

DRIVE WAY A block paved drive leads to the side of the property providing parking for up to three vehicles and leading to:

GARAGE To the rear of the property with up and over door. Windows and door opening to the rear garden.

REAR GARDEN A low maintenance garden with a paved patio area adjacent to the property, the remainder mostly laid with shingle and well stocked plant borders. Timber garden shed. Enclosed by fence.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges	By car	3 mins	On foot	11 mins - 0.5 miles
Crawley	By car	7 mins	On foot	37 mins - 1.8 miles

(source google maps)





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

Vendor's comments

I grew up in Ifield in Crawley, but moved away for a while with my work, I got married and started a family. As our parents were getting older and needing support, we decided to move back to Crawley to be closer to them. Having lived in Crawley we knew Pound Hill was a very good area to live with excellent Milton Mount primary school and Hazelwick secondary school. I thought it an ideal location as the schools are both within 5 mins walk of this house and it is also within a 10 min walk of doctors, dentists, local shops, Tesco's extra and mainline Three Brides station which is perfect to commute to London where I worked quite often. It has been an excellent family home for us for over 30 years, but I am now retired and moving to small bungalow, which will suit me better now, and hopefully allow another family to enjoy this house as much as we have.

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

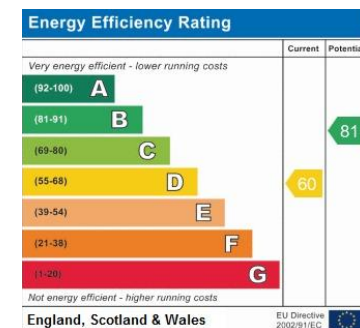
Freehold

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.



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