



**Chepstow Close**

**Pound Hill, West Sussex RH10 7XF**

**Guide Price £480,000**



\*\*\* Guide Price £480,000 - £490,000 \*\*\* NO ONWARD CHAIN \*\*\*

Astons are delighted to market this wonderfully presented four bedroom detached house, situated within the popular residential area of Pound Hill, located within close proximity of amenities, transport links and schools. Inside this charming family home features a light and airy living room, a refitted kitchen, a family room, a fitted utility room, a fitted downstairs cloakroom, four good sized bedrooms and a refitted bathroom, to the rear is a generously sized garden, to the front is a driveway offering parking for one vehicle. This home is offered to market with no onward chain. Additional benefits of this property include gas central heating, double glazing, a garage with integral access and ample storage throughout. Tenure Freehold, EPC rating 'D' (68), Council Tax Band 'E'.





#### Entrance Hallway

Front door opening to entrance hallway which comprises of, wood effect laminate floor, radiator, access to under-stairs cupboard, stairs to first floor, doors to:

#### Downstairs Cloakroom

Suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, extractor fan, wood effect laminate floor.



#### Kitchen

Refitted kitchen featuring a range of units at base and eye level, space and power for fridge-freezer, integrated dishwasher, integrated oven with four ring gas hob and stainless steel extractor hood, composite sink with stainless steel mixer-tap, wall mounted gas fire boiler, tiled floor, door to:



#### Utility Room

Fitted with units at base and eye level, space, power and plumbing for washing machine and tumble dryer, stainless steel sink with mixer-tap, extractor fan, wood effect laminate floor with under floor heating, door to garage.

#### Living Room

Light and airy room with double glazed bay window to front aspect, radiator, internal french doors to:



#### Family Room

Double glazed french doors leading to rear garden, wood effect laminate floor with under floor heating, door to:



#### Landing

With access to loft space, doors to:

#### Bedroom One

Double glazed windows to front aspect, radiator, in-built wardrobe with sliding mirrored doors.

#### Dining Room

With double glazed french doors to rear garden, radiator, door to:









**Bedroom Two**  
Double glazed window to rear aspect, radiator, wood effect laminate floor, access to airing cupboard.



**Bedroom Four**  
Double glazed window to front aspect, radiator, access to in-built cupboard.



**Garage**  
With up and over door, power and light.

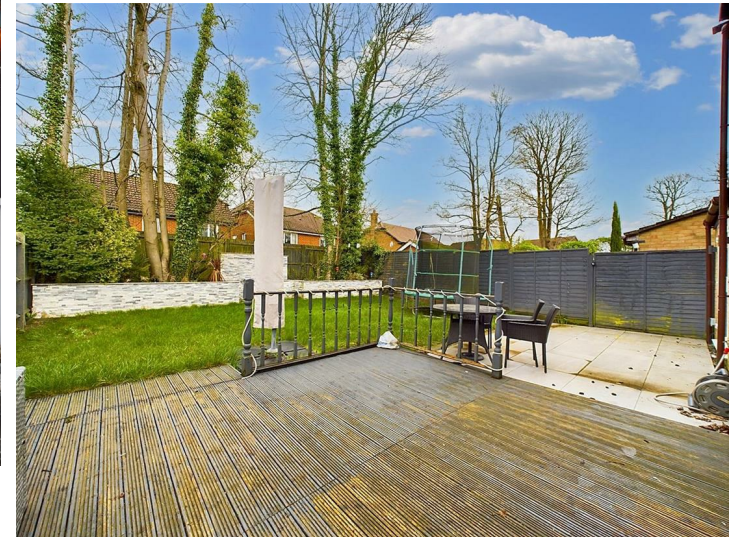


**Bedroom Three**  
Double glazed window to rear aspect, wood effect laminate floor, radiator.



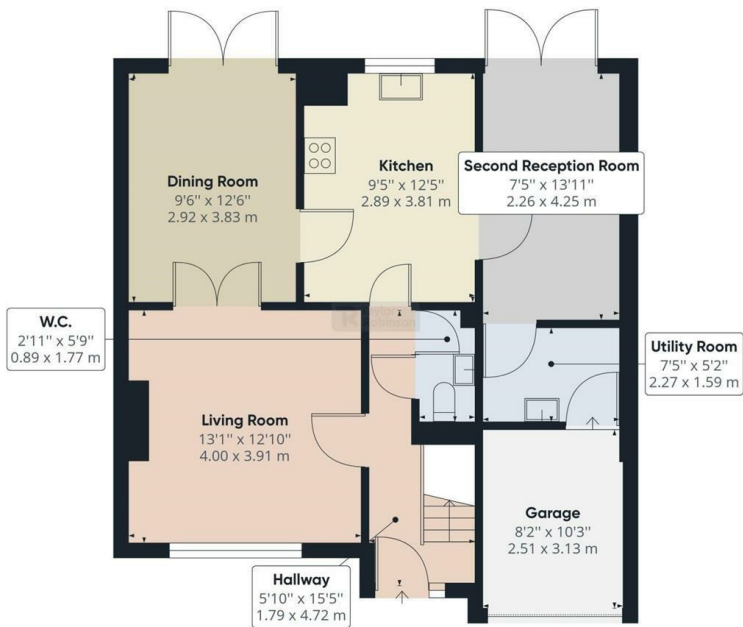
**Bathroom**  
Refitted white bathroom suite comprising of w/c, wash hand basin with mixer-tap and under counter unit,

**To The Rear**  
Charming rear garden featuring, decking and patio area adjacent to property, outside tap, lawn garden with raised flower beds to rear and enchanting waterfall feature, fence enclosed with side gate access.



**To The Front**  
Lawn front garden with driveway offering parking for one car.

**Disclaimer**  
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.  
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and



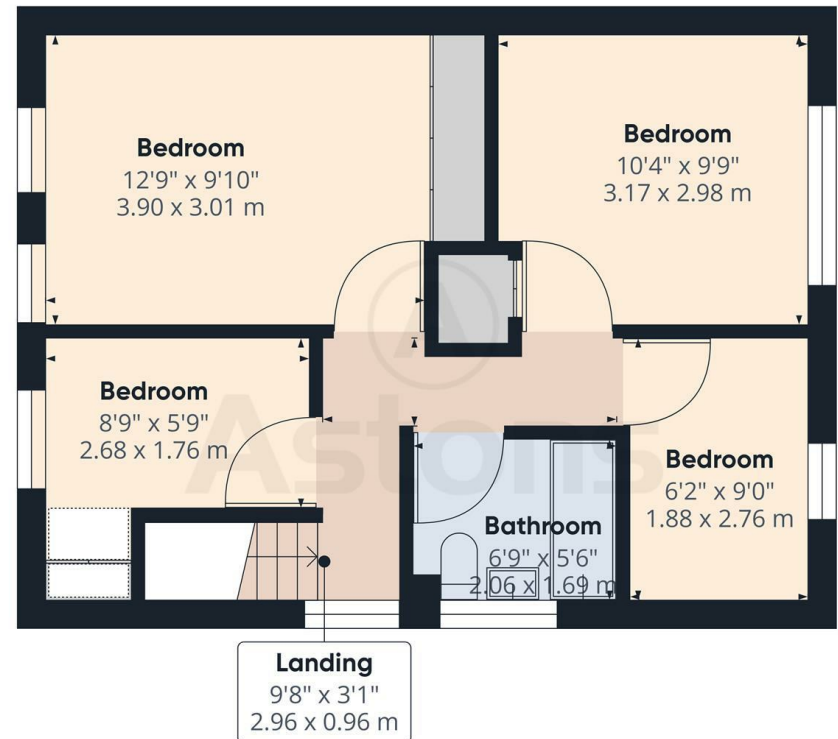
Ground Floor

Approximate total area<sup>(1)</sup>  
731.48 ft<sup>2</sup>  
67.96 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Approximate total area<sup>(1)</sup>  
439.64 ft<sup>2</sup>  
40.84 m<sup>2</sup>

(1) Excluding balconies and terraces

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