



Barn Close  
Pound Hill, RH10 7PE  
**£750,000**



Astons are delighted to offer to the market this stunning detached house that boasts an impressive 2,067 square feet of living space. The property is situated in a modern close, built in 2009, within the popular Pound Hill area close to Three Bridges mainline train station, well regarded local schools and amenities.

This remarkable property features three reception rooms, providing ample room for both relaxation and entertaining. The well-appointed layout also includes a luxury refitted kitchen/breakfast room and five generously sized bedrooms, ensuring that there is plenty of space for family and guests alike.

With three modern bathrooms, this home offers convenience and comfort for busy households. The thoughtful design and layout make it ideal for both family living and hosting gatherings. The property is set within a tranquil neighbourhood, perfect for those seeking a peaceful retreat while still being close to local amenities.

One of the standout features of this home is the generous parking provision, accommodating up to five vehicles, which is a rare find in the area. This added convenience is sure to appeal to families and individuals alike.

With its spacious interiors and excellent location, this property is a must-see for anyone looking to settle in a welcoming community. Whether you are seeking a family home or a place to entertain, this property offers the perfect blend of comfort and style. Do not miss the chance to make this splendid house your new home.



#### Hallway

Front door, double glazed window to the side, wood effect flooring, recessed down lighters, coats cupboard, radiator, stairs to the first floor, under stairs cupboard.

#### Downstairs Cloakroom

White suite comprising a wc, hand basin with a mixer tap, part tiled walls, radiator, wall units.

#### Living Room

Double glazed french casement doors to the garden with double glazed windows to either side, double glazed window to the side, two radiators.

#### Dining Room

Double glazed window to the front, radiator,

#### Study

Double glazed window to the front, radiator.



#### Kitchen/Breakfast Room

Range of refitted base and eye level units with granite work surfaces over and tiled splash backs, under unit lighting, central island unit with inset gas hob and extractor fan, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel Smeg double oven, integrated dishwasher, space for an American style fridge/freezer, recessed down lighters, radiator, wood effect flooring, double glazed french casement doors to the garden with double glazed windows to either side.

#### Utility Room

Range of base and eye level units a work surface over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine and tumble dryer, gas fired boiler, tiled floor, radiator, double glazed door to the garden.

#### Landing

Access to the loft space via a pull down ladder, radiator, airing cupboard, doors to:



#### Bedroom One

Double glazed window to the front, radiator, fitted wardrobes, door to:

#### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap, with a concealed cistern, recessed down lighters, extractor fan, part tiled walls, tiled floor.

#### Bedroom Two

Double glazed window to the rear, radiator, walk-in wardrobe with light and radiator, door to:

#### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, tiled floor, heated towel rail, recessed down lighters.

#### Bedroom Three

Double glazed window to the front, radiator.



#### Bedroom Four

Double glazed window to the front, radiator.



#### Bedroom Five

Double glazed window to the rear, radiator.

#### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, tiled floor, obscured double glazed window, heated towel rail, recessed down lighters, extractor fan.

#### To The Front

To the front of the property there is a block paved driveway with parking for two to three cars, there is a further parking space located in the central parking area.

#### Double Garage

With two up and over doors- one of which is electric, power and light, eaves storage space.

#### Rear Garden

The garden has a good degree of seclusion and comprises a paved patio seating area adjacent to the house leading to a lawned area with fence and hedge enclosed borders, side access to the front.













**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**



**Approximate total area<sup>m</sup>**  
 1995.1 ft<sup>2</sup>  
 185.35 m<sup>2</sup>

(1) Excluding balconies and terraces

