



Sissinghurst Close
Pound Hill, West Sussex RH10 7FY

Offers In Excess Of £500,000

A well presented and extended three/four bedroom detached house, which offers a perfect blend of comfort and style. The property has been greatly improved and extended by the current owners and now provides ample space for both relaxation and entertaining. There is an additional room on the ground floor which is currently used as an office, but could easily be used as an extra bedroom, especially with the adjacent cloakroom it offers.

The house boasts three generously sized bedrooms, with the main one having an en-suite shower room and the two further bedrooms sharing the family bathroom. The property further benefits from a conservatory, gas radiator heating and double glazed windows.

Outside, to the front the property overlooks a lovely communal green area and features parking for two vehicles on the driveway. To the rear there is an enclosed garden with patio and lawned areas with side access. The surrounding area is known for its friendly community and convenient access to local amenities, well regarded schools for all ages and transport links including the easy access to the M23 motorway and Three Bridges mainline train station.

Whether you are looking for a family home or a peaceful retreat, this residence in Pound Hill is sure to meet your needs. Do not miss the opportunity to view this exceptional property.



Hallway

Double glazed front door, wood effect flooring, glazed door to:

Office/Bedroom Four

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

Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap, space and plumbing for a washing machine, obscured double glazed window, recessed down lighters, wood effect flooring.

Lounge

Double glazed window to the front, vertical radiator, coving, wood effect flooring, glazed door to:

Dining Room

Double glazed patio doors to the conservatory, radiator, wood effect flooring, stairs to the first floor, door to:

Kitchen

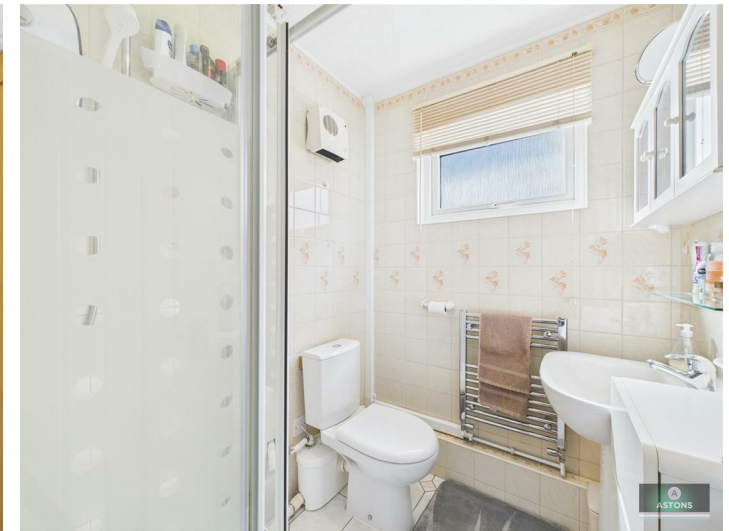
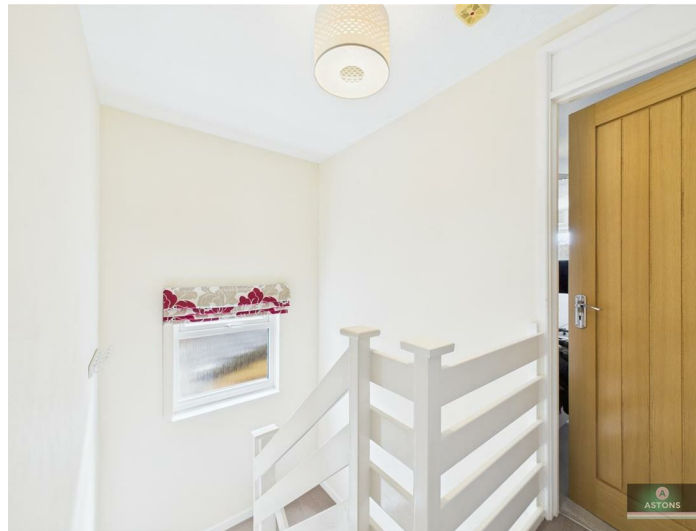
Range of base and eye level units with work surfaces over and matching splash backs, sink with a mixer tap and drainer, built in stainless steel double oven with a gas hob over and extractor hood above and stainless steel back plate, space for a fridge/freezer and a slimline dishwasher, tiled floor, double glazed window to the rear, double glazed door to the side.

Conservatory

Double glazed to three sides with a glass roof, double glazed French doors to the garden, tiled floor, radiator.

Landing

Double glazed window to the side aspect, access to the loft space, airing cupboard, airing cupboard housing a gas fired "Worcester" combi boiler, doors to:



Bedroom One

Double glazed window to the front aspect, radiator, fitted wardrobes with sliding mirror fronted doors, door to:

Bedroom Two

Double glazed window to the front, radiator.



En-Suite Shower Room

Bedroom Three

Double glazed window to the rear, radiator.





Bathroom

White suite comprising a panel enclosed bath with mixer tap and mixer shower unit over, pedestal hand basin with a mixer tap, wc, tiled walls, wood effect flooring, obscured double glazed window, extractor fan, heated towel rail.



To The Front

Driveway providing parking for two cars, lawned area to the side, leading to the front door. The property is opposite a communal green with trees and shrubs.



Rear Garden

Comprises a paved patio area adjacent to the rear of the house leading to a lawned area with fence enclosed borders, circular patio seating area, shed, side access gate.

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 you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

