



St. Marys Drive
Pound Hill, RH10 3BD

Guide Price £475,000

*** Guide Price £475,000 - £500,000 ***

Astons are delighted to offer to the market this stunning, three bedroom semi-detached house, situated within the popular Pound Hill area within a five minute walk of Three Bridges mainline train station. This delightful house benefits from extended downstairs accommodation and now offers a spacious kitchen/breakfast room, with modern fitted units, central island unit and bi-fold doors leading to the garden. From the kitchen it leads into the dining area and then to the lounge with a bay window to the front. It further offers the benefit of a downstairs cloakroom and utility room.

The house features a refitted bathroom, replacement upvc double glazed windows and external doors and block paved driveway with parking for two cars with an EV charging point and there is a further parking space to the rear in front of the garage.

The property is ideally located close to well regarded local schools, parks, excellent amenities and shopping facilities, all within easy reach.

This property is perfect for those seeking a family home or a professional couple looking for an easy commute in a desirable area. With its combination of space, comfort, and location, this house on St. Marys Drive is not to be missed. We invite you to explore the potential this home has to offer.



Hallway

Composite replacement front door, fitted entrance mat, LVT wood effect flooring with under floor heating, recessed down lighters, under stairs storage area with a double glazed window to the side, stairs to the first floor, doors to:



Lounge

Bay double glazed window to the front, recessed down lighters, LVT wood effect flooring with under floor heating, open to:

Dining Area

Recessed down lighters, LVT wood effect flooring with under floor heating, storage cupboard, open to:

Kitchen/Breakfast Room

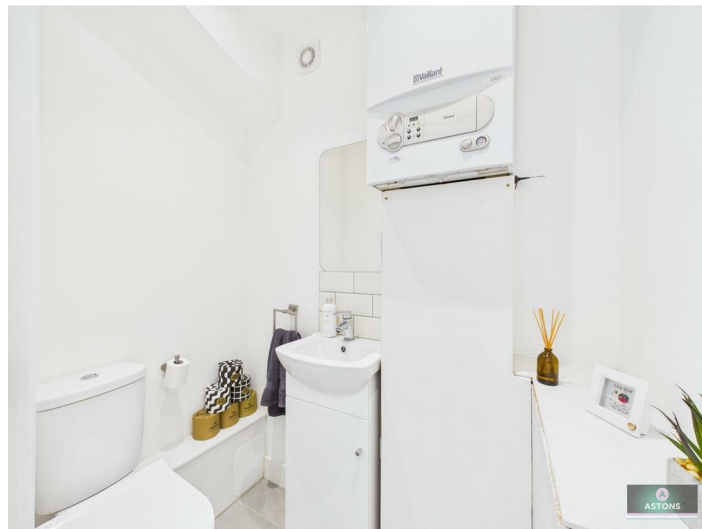
Refitted range of base and eye level panel fronted units with wood effect work surfaces over and tiled splash backs, central island unit with breakfast bar to one side and units and space for a drinks fridge to the other, inset Belfast sink with a boiling water mixer tap, built in eye level Neff oven with further Neff combination oven and microwave above, gas hob with feature extractor hood above, integrated fridge/freezer and dishwasher, recessed down lighters, double glazed bi-fold doors to the garden.

Utility Room

Double glazed window to the rear, space and plumbing for a washing machine and tumble dryer, LVT wood effect flooring with under floor heating, recessed down lighters, sliding door to:

Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and vanity unit below, gas fired combi boiler, extractor fan, recessed down lighters.



Landing

Double glazed window to side, access to the partly boarded, loft space via a pull down ladder, radiator, doors to:

Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes to one wall with mirror fronted doors.

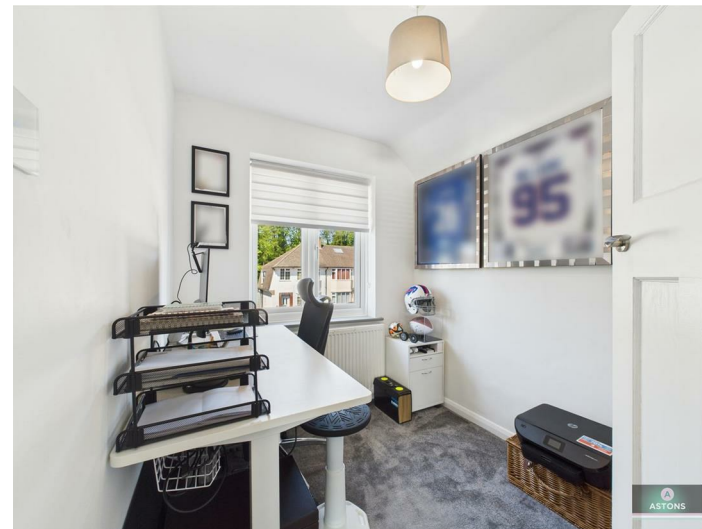
Bedroom Two

Bay double glazed window to the front, radiator, coving.



Bedroom Three

Double glazed window to the front, radiator.



Bathroom

White suite comprising a P-shaped panel enclosed bath with a mixer tap and mixer shower unit over with a glass screen, feature hand basin with a mixer tap and vanity unit below, wc, tiled walls, heated towel rail, fitted wall unit with mirror light and power, extractor fan, obscured double glazed window, recessed down lighters.

To The Front

Block paved driveway with parking for two cars, EV charging point, shared driveway leading to the garage and a further parking space with side access to the garden. To the side of the house there is a glazed door to a storage room with windows to one side.

Rear Garden

The garden is attractively laid out and comprises a patio terrace adjacent to the house, step up to a stone chipped area with a stepping stone path to the rear, lawned area to the side, composite shed, further seating area to the rear, fence enclosed, personal door to the garage, external power sockets to the side rear and house, external tap.

Garage

With an up and over door, personal door to the garden, power and light

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.

Anit Money Laundering

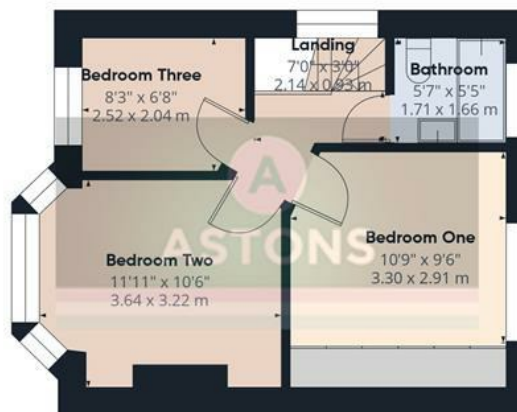
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1024 ft²
95.3 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	