



## The Bower, Pound Hill, Crawley, RH10 7TU

Taylor Robinson are delighted to offer this 3 bedroom individual detached bungalow offering spacious room sizes and presented in excellent condition. There is a refitted kitchen, log burner in the lounge, sunken sitting room, refitted family bathroom and en suite shower room. Lots of scope, subject to planning permission, to convert the huge integral double garage or possibly adding an upstairs.

The property is situated in the centre of it's plot with gardens surrounding. Excellent privacy by way of mature hedgerow, fencing and trees to all borders with the additional security of CCTV.

Ideally positioned at the end of 'The Bower' adjacent to Worth Way in the sought after location of Pound Hill with easy access to Three Bridges station, local shops and schools.

**£650,000 Freehold**

# The Bower, Pound Hill, Crawley, RH10 7TU



- Detached Bungalow
- Access to local shops & Three Bridges Station
- CCTV secure
- Sought after location
- Private Gardens
- Double Garage
- Adajacent to Worth Way
- Gated Driveway

Glass Panel Front Door

Entrance Hall

Lounge

23'6" x 15'3" (7.16 x 4.65)

Refitted Kitchen/ Dining

21'3" x 13'2" (6.48 x 4.01)

Utility Room

12'2" x 5'11" (3.71 x 1.80)

Cloakroom

Bedroom 1

16'6" x 11'4" (5.03 x 3.45)

En Suite Shower Room

Bedroom 2

11'11" x 8'8" (3.63 x 2.64)

Bedroom 3

12'4" x 5'11" (3.76 x 1.80)

Family Bathroom

Outside

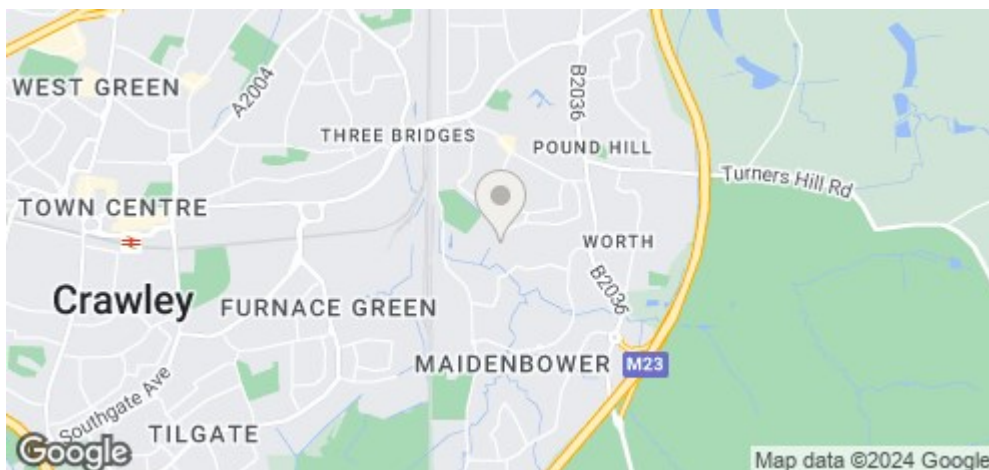
Rear Garden

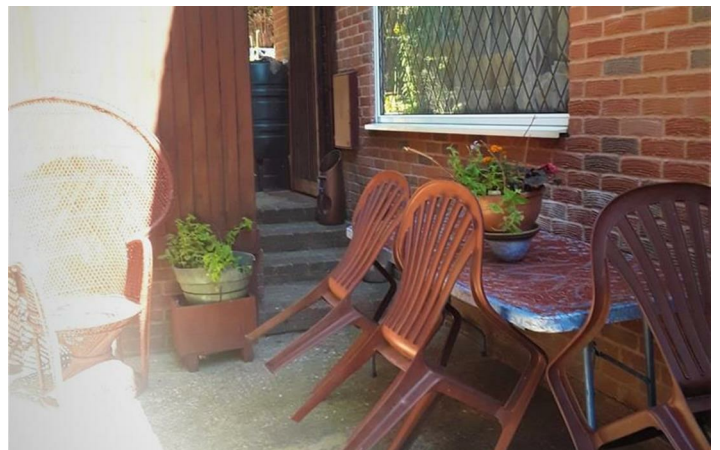
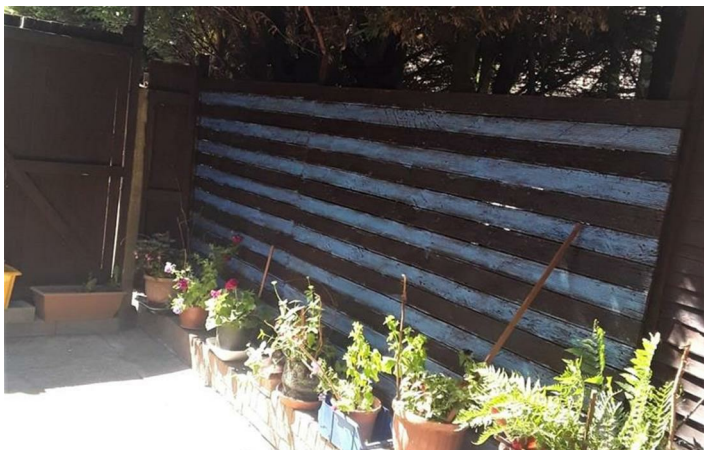
Side Garden

Double Garage

Gated Driveway

## Council Tax Band: F





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley,  
West Sussex, RH11 7AE**  
**Tel: 01293 552388**  
**Email: sales@taylor-robison.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	