



Grattons Drive, Pound Hill, Crawley, RH10 3AD

Taylor Robinson welcomes to the market a 3 bedroom extended detached family home in the highly sought after area of Pound Hill located within easy access to Three Bridges main line station for direct routes to London, Gatwick & Brighton. The property in brief comprises of an entrance porch with shoe cupboard, entrance hall with stairs rising to the first floor and a W.C. There is an open plan and spacious kitchen/ dining/ living area with a door leading to the laundry room which has under floor heating and French doors leading to the private rear garden. There is a spacious second reception room with French doors leading to the garden. The first floor offers three good sized bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a good sized private rear garden mainly laid to lawn with patio area, side access, access to the garage and access to the office. The office has a sliding door, power and lighting. To the front of the property will find a driveway and garage with up and over door, power and lighting.

£585,000 Freehold

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- 3 Bedroom Detached House
- Second Reception Room
- Good Sized Bedrooms
- Driveway

- Extended
- Downstairs W.C.
- Outside Office

- Kitchen/ Diner
- Laundry Room with Under Floor Heating
- Garage

Porch

5'11" x 3'1" (1.81 x 0.94)

Hallway

13'5" x 6'3" (4.10 x 1.93)

W.C.

Kitchen/ Diner

17'1" x 9'10" (5.21 x 3.00)

Laundry Room

Living Room

10'7" x 18'2" (3.25 x 5.56)

Second Reception

13'5" x 19'10" (4.10 x 6.07)

First Floor

Bedroom One

15'1" x 9'10" (4.61 x 3.01)

Bedroom Two

10'4" x 7'10" (3.16 x 2.41)

Bedroom Three

9'11" x 9'9" (3.04 x 2.99)

Family Bathroom

7'1" x 6'3" (2.17 x 1.91)

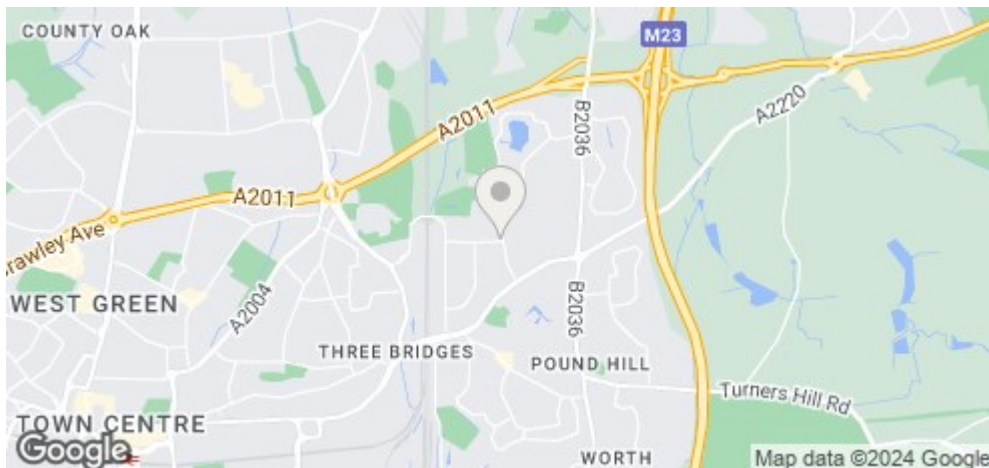
Office

9'3" x 10'8" (2.83 x 3.26)

Garage

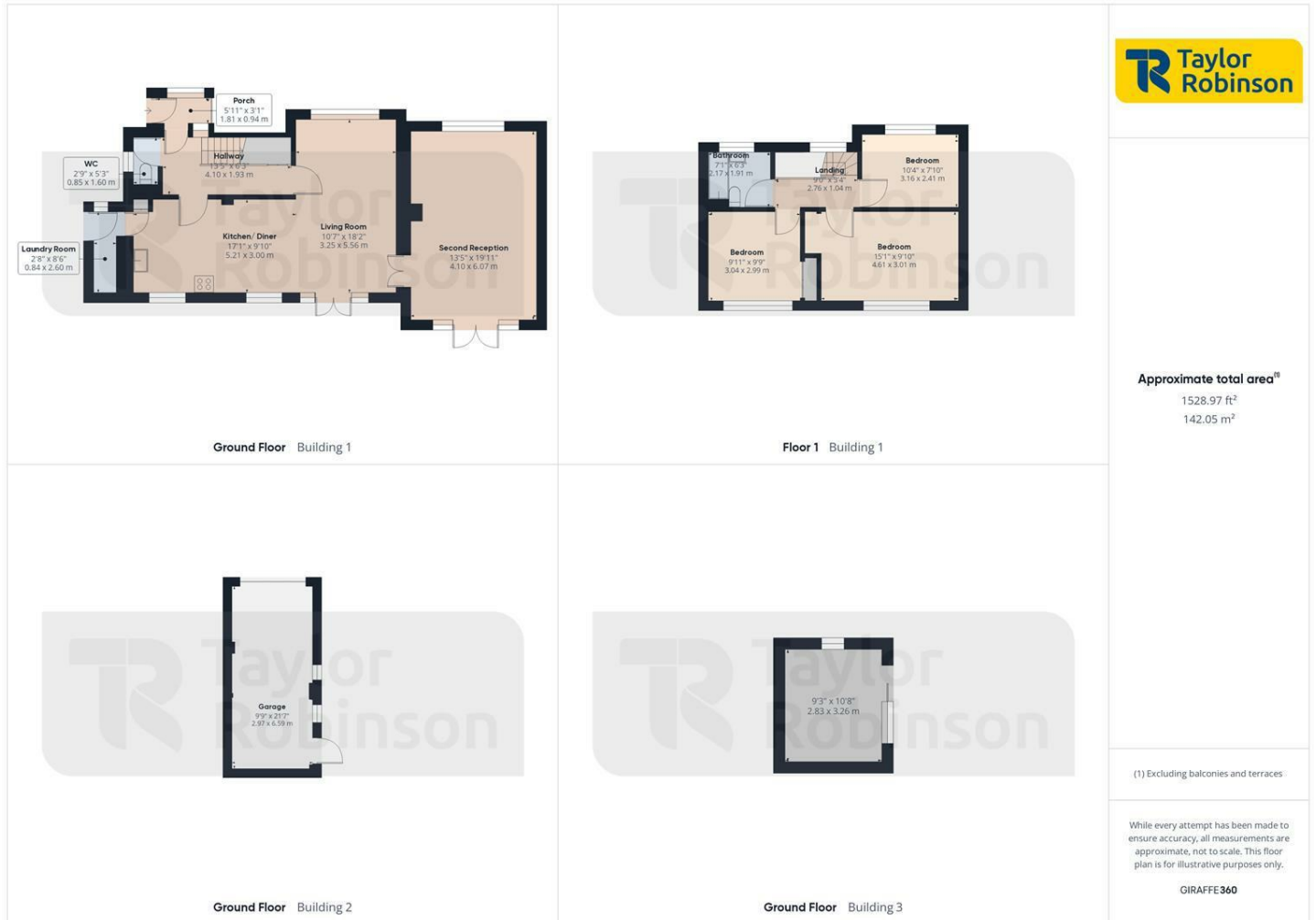
9'8" x 22'11" (2.97 x 6.99)

Council Tax Band: E





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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	