



## St. Marys Drive, Pound Hill, Crawley, RH10 3BE

Welcome to St. Marys Drive, Crawley - a charming location that could soon be your new home! This delightful three-bedroom semi-detached house is a true gem.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and comfort. The property boasts three good sized bedrooms, perfect for a growing family or those in need of extra space.

One of the standout features of this property is the office in the garden - a tranquil space where you can work from home surrounded by nature.

Convenience is key with this home, as it is conveniently located close to Three Bridges main line station, making commuting a breeze and offers many high tech mod cons.

The immaculate presentation of this property is sure to impress even the most discerning buyer.

Parking will never be an issue with a garage (currently converted into a gym) and driveway, providing ample space for your vehicles.

Don't miss out on the opportunity to make this wonderful property your own - book your viewing today.

***Offers In Excess Of £525,000 Freehold***

# St. Marys Drive, Pound Hill, Crawley, RH10 3BE



- Three Bedroom Extended Semi Detached House
- Downstairs W.C
- Driveway
- Sizeable Landscaped Rear Garden
- Immaculately Presented Throughout
- Office/ Cabin
- Close To Three Bridges Main Line Station
- Modern Kitchen With Underfloor Heating
- Garage
- Three Good Sized Bedrooms

## Hallway

17'6" x 5'1" (5.34 x 1.57)

## Living/ Dining Room

22'10" x 10'5" (6.98 x 3.19)

## Kitchen

17'5" x 8'5" (5.31 x 2.57)

## Second Reception

10'4" x 8'1" (3.17 x 2.48)

## Bedroom One

11'10" x 10'1" (3.62 x 3.09)

## Bedroom Two

10'8" x 11'8" (3.27 x 3.58)

## Bedroom Three

8'4" x 7'4" (2.56 x 2.25)

## Bathroom

5'6" x 6'1" (1.69 x 1.87)

## Outside

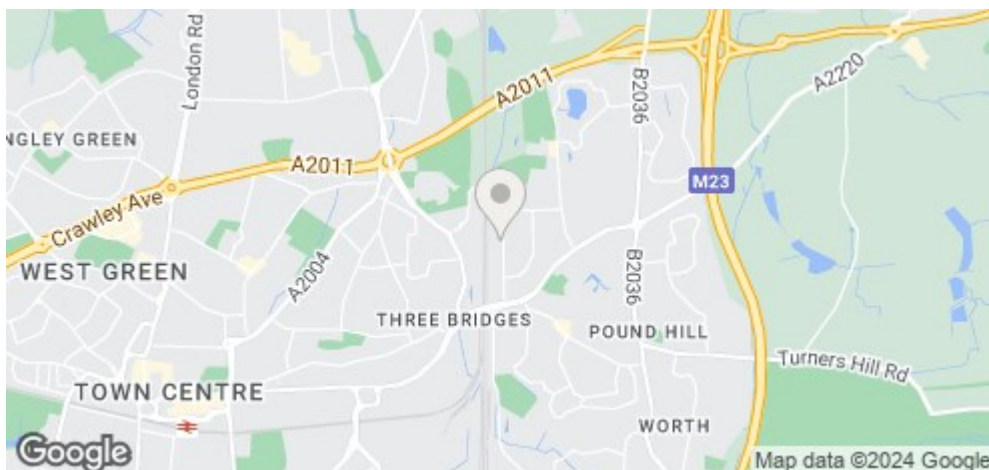
## Garage

24'1" x 8'9" (7.35 x 2.67)

## Office

16'4" x 11'4" (4.98 x 3.47)

## Council Tax Band: D





# 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-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	