



## Bodiam Close, Pound Hill, Crawley, RH10 7DH

Nestled in the charming area of Bodiam Close, Pound Hill, Crawley, this delightful end-terrace family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this property is its modern shower room, which adds a touch of contemporary style to the home. The generous front and rear gardens offer a wonderful outdoor space for children to play or for hosting summer barbecues with friends and family.

Situated with convenient access to Three Bridges railway station, commuting to London or other nearby areas is a breeze. Additionally, the proximity to major transport links, including the M23 motorway, makes this location particularly appealing for those who travel frequently.

With no onward chain, this property presents a fantastic opportunity for buyers looking to move in without delay. This home, with its character and charm, is ready to welcome its new owners. Whether you are a first-time buyer or looking to upsize, this three-bedroom end-terrace house is a must-see.

**£400,000 Freehold**

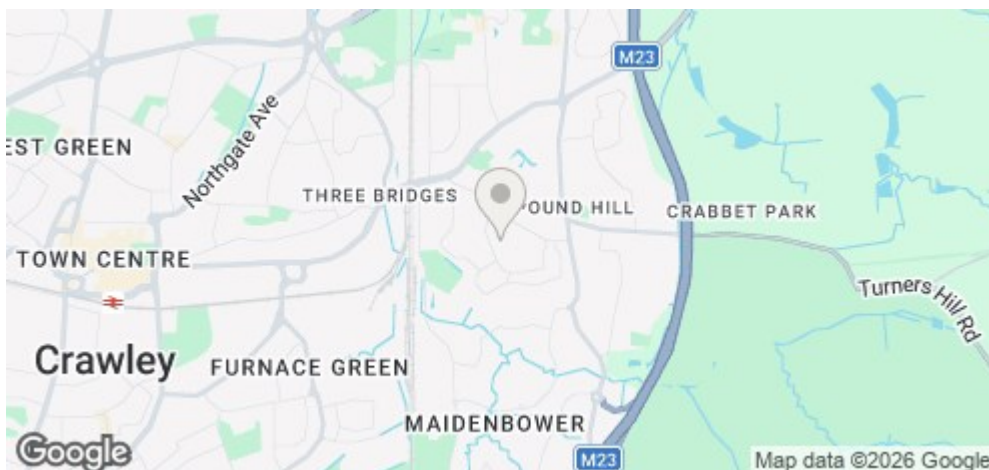
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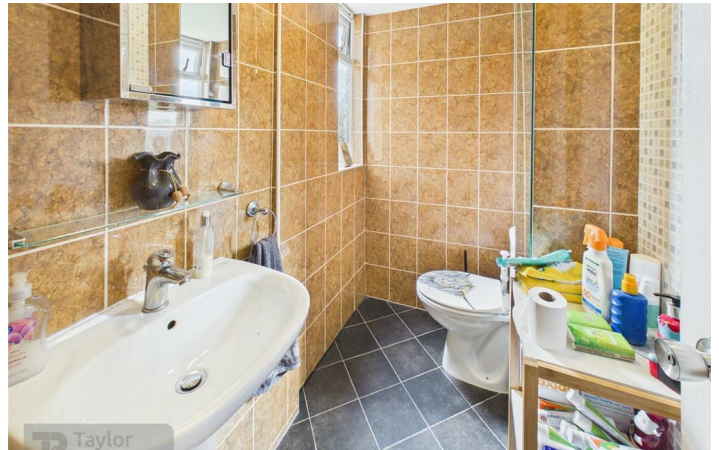


- No Onward Chain
- Downstairs cloakroom
- Close to local shops, schools and amenities
- 3 Bedroom End of terrace family home
- Well-proportioned bedrooms
- Generous front and rear gardens
- Spacious living room
- Convenient access to Three Bridges railway station and major transport links including the M23 motorway
- Modern shower room

- Entry
- Hallway
- Living Room  
12'5" x 11'4" (3.79 x 3.46)
- Dining Room  
9'3" x 9'2" (2.83 x 2.81)
- Kitchen  
10'2" x 8'4" (3.10 x 2.55)
- WC
- Landing
- Bedroom 1  
12'3" x 8'10" (3.74 x 2.70)
- Bedroom 2  
10'10" x 9'8" (3.31 x 2.95)
- Bedroom 3  
9'0" x 6'8" (2.76 x 2.05)
- Shower Room  
7'1" x 5'4" (2.18 x 1.65)
- Front & Rear Garden

## Council Tax Band: C





# 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 