

St. Marys Drive, Pound Hill

In Excess of £500,000

MANSELL McTAGGART
Trusted since 1947







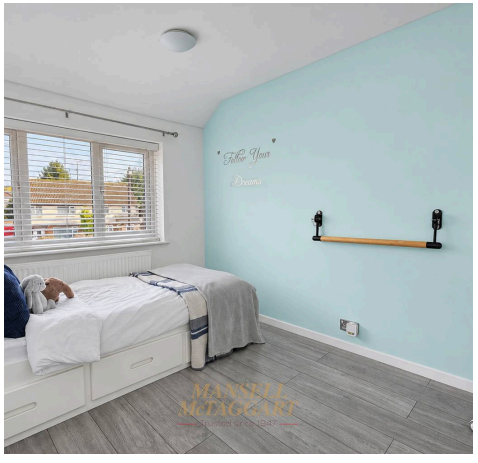


- Four-bedroom semi-detached family home
- Vendor suited
- Loft conversion providing fourth bedroom and shower room
- Separate living room and dining room
- Fitted kitchen with side access
- Attached garage and driveway parking for multiple vehicles
- Private rear garden with shed, workshop, and covered seating area
- Council Tax Band 'D' and EPC 'tbc'

An extremely well-presented four-bedroom semi-detached family home, ideally positioned in the sought-after area of Pound Hill, within easy reach of local schools, shops, and Three Bridges mainline station. Offered to the market with the vendor suited, the property has been thoughtfully extended into the loft to create generous, versatile living space across three floors, complemented by a garage, driveway parking, and a private rear garden featuring a workshop and covered seating area.

The property briefly comprises an enclosed entrance porch leading into a welcoming hallway with stairs rising to the first floor and access to the ground floor accommodation. To the front is a bright and airy living room featuring a large window overlooking the front aspect and a warm wood-effect floor. Double doors lead through to a separate dining room at the rear, offering ample space for a family dining table and chairs, with double French doors opening directly onto the rear patio.









The fitted kitchen comprises a range of wood-effect wall and base units, dark work surfaces, tiled splashbacks, an integrated electric oven and hob with extractor hood over, space for appliances, a window overlooking the garden, and a door providing convenient side access.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, the family bathroom, and further stairs rising to the top floor. The spacious main bedroom overlooks the rear garden and benefits from fitted wardrobes, while a second generous double bedroom overlooks the front of the property. A comfortable third single bedroom and the family bathroom complete the first floor. The bathroom features fully tiled white walls, dark floor tiles, a panelled bath, pedestal wash hand basin, low-level WC, and an opaque window to the rear. Ascending to the second floor, the loft conversion provides a substantial fourth double bedroom with rear-facing window, alongside a contemporary shower room fitted with a shower enclosure, wash hand basin, WC, and opaque window.

Externally, the property benefits from a wide driveway to the front providing off-street parking for multiple vehicles, leading to an attached single garage with an up-and-over door and gated side access to the rear. Abutting the rear of the house is a generous paved patio area, providing an excellent space for outdoor entertaining. Adjacent to the patio is a substantial timber outbuilding incorporating a workshop, storage shed, and a covered seating area. Beyond the patio, the remainder of the private rear garden is laid to lawn with mature shrub borders, trees, and timber panel fencing.



Total area: approx. 125.1 sq. metres (1346.8 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex - RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.