



## Pearson Road, Pound Hill, Crawley, RH10 7AU

Situated on Pearson Road in the charming area of Pound Hill, Crawley, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

One of the standout features of this residence is the large, extensive rear garden, which presents a wonderful opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. The garden is a rare find and adds significant value to the property, making it a perfect retreat for both children and adults alike.

The house is conveniently located within easy reach of Three Bridges mainline station, ensuring excellent transport links for commuters. Additionally, Crawley town centre is just a short distance away, offering a variety of shops, restaurants, and amenities to cater to your everyday needs.

With driveway parking available for multiple vehicles, this property provides practical solutions for those with cars. Furthermore, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This property, with its character and charm, is a fantastic opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

**Offers In Excess Of £380,000 Freehold**

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- No Onward Chain
- Driveway parking for multiple vehicles
- Ground floor WC
- Three-bedroom family home
- Sought-after Pound Hill location
- Easy access to Crawley town centre & local amenities
- Large, extensive rear garden
- Within easy reach of Three Bridges mainline station

Hallway  
9'10" x 6'4" (3.01 x 1.95)

Bathroom  
7'3" x 5'7" (2.22 x 1.72)

WC  
4'4" x 2'6" (1.33 x 0.78)

Front & Rear Garden

Living Room  
17'6" x 11'4" (5.34 x 3.47)

Kitchen / Dining Area  
13'6" x 8'7" (4.13 x 2.63)

Sunroom  
9'11" x 9'1" (3.03 x 2.78)

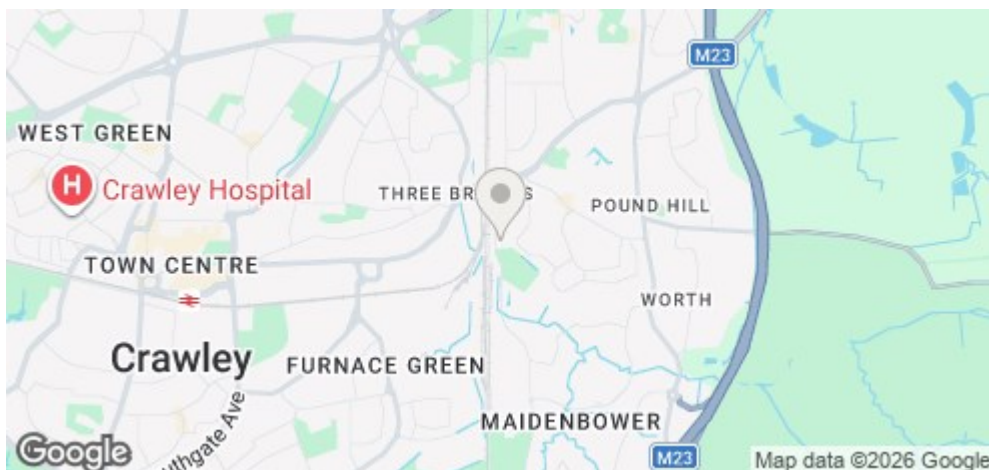
Landing

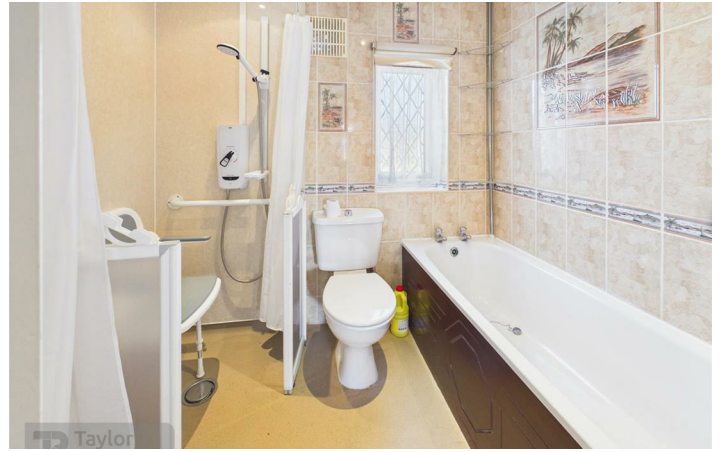
Bedroom 1  
13'1" x 10'2" (4.00 x 3.10)

Bedroom 2  
9'7" x 9'4" (2.93 x 2.86)

Bedroom 3  
9'8" x 6'9" (2.96 x 2.07)

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>18</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC