



Grattons Drive, Pound Hill

Offers in Region of £550,000



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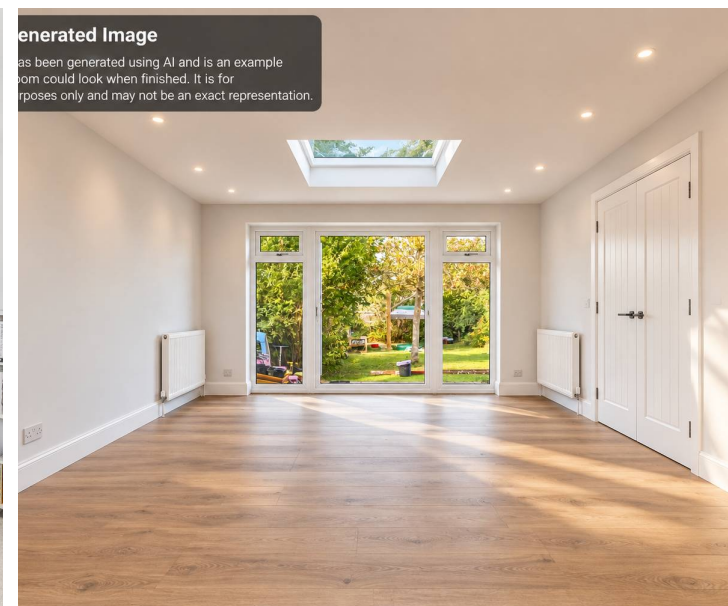
Offered to the market is this extended three bedroom detached family home, occupying a larger than average corner plot in the ever popular Pound Hill location of Crawley. Benefits include driveway and garage parking and a downstairs cloakroom.

Perfect for commuters, the property is situated just 0.8 miles from Three Bridges station, offering direct access to London in approximately 40 minutes. Families will also appreciate the property being within the catchment area for Hazelwick secondary school, Milton Mount primary school and Pound Hill primary school.

The property offers excellent potential to further extend (STPP) and improve to your own requirements, whilst already benefitting from a new roof in 2020, driveway, garage, generous gardens and an external office/gym.

The accommodation is accessed via a useful front porch, providing handy storage for shoes and coats, which leads through to the inner hallway. The hallway provides access to all of the downstairs accommodation, as well as the staircase to the first floor, with useful under-stairs storage.

Off the hallway is a downstairs cloakroom comprising a low-level WC, wash hand basin, frosted window and heated towel rail.





The property benefits from two reception rooms/areas. The large family room is dual aspect, allowing plenty of natural light, and features French doors opening directly onto the rear garden and recently installed dome sky lights. This room is currently under renovation, but will be complete upon a sale. The second lounge is also dual aspect and benefits from French doors to the garden, along with a brick fireplace with an electric feature fire. This in-turn is open to a generously sized kitchen/diner fitted with a range of wall and base units, storage cupboards, drawers, work surfaces and composite sink with mixer tap and drainer. There is a fitted Stones electric oven with grill, Russell Hobbs five-ring hob and extractor fan, together with space for a fridge/freezer, dishwasher and dining table and chairs. There is also a useful pantry cupboard.



Off the kitchen is a separate laundry room with plumbing for both washing machine and tumble dryer, together with a side door providing direct access to the garden.

Upstairs, the landing benefits from a front-facing window providing plenty of natural light, along with loft access via a pull-down ladder, which is also partly boarded providing a generous amount of additional storage. All three bedrooms are considered double bedrooms with bedroom two benefiting from fitted double wardrobes. The family bathroom is fully tiled and comprises a bath with power shower and glass screen, low-level WC, wash hand basin, wall-mounted mirrored vanity unit, fitted storage cupboard, heated towel rail, extractor fan and frosted front-facing window.

Externally, the property occupies a particularly good-sized corner plot. To the front is a mainly lawned garden, driveway providing parking for 2/3 vehicles, with a gate providing side access. There is also an electric car charging point and a brick-built garage with up-and-over door, side window and ample space for storage or use as a workshop. The rear garden is a particularly good feature of the property, being generously sized and west facing. The garden is mainly laid to lawn with a patio area and offers further potential to extend the property, subject to the necessary planning permissions. There is also a useful external office/gym, complete with light and power, making it ideal for those working from home, running a business, enjoying a home gym or simply requiring additional living space.

- Council Tax Band 'E' & EPC 'E'









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.

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