



Hocken Mead, Pound Hill
£400,000

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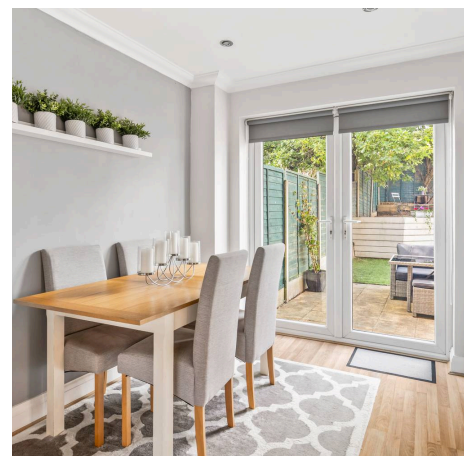


- Semi detached family home
- Three bedrooms
- Popular residential location in Pound Hill
- Situated within a cul-de-sac
- Two double bedrooms with fitted wardrobes
- Front and rear gardens
- Off road parking
- Single garage with power
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A well-presented, three-bedroom semi-detached family home, situated within a cul-de-sac, in the desirable residential location of Pound Hill, within walking distance of Three Bridges mainline railway station, two well-regarded primary schools and an excellent secondary school.

Offering well-proportioned accommodation throughout, together with potential to extend (subject to the necessary consents), the property presents an ideal opportunity for first-time buyers and those looking to upsize.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor; a bright and airy living room leading through to the dining room, which benefits from an understairs storage cupboard; and a fitted kitchen offering a range of wall and base units, an integrated gas hob, undercounter oven, and plumbing for both a washing machine and dishwasher.

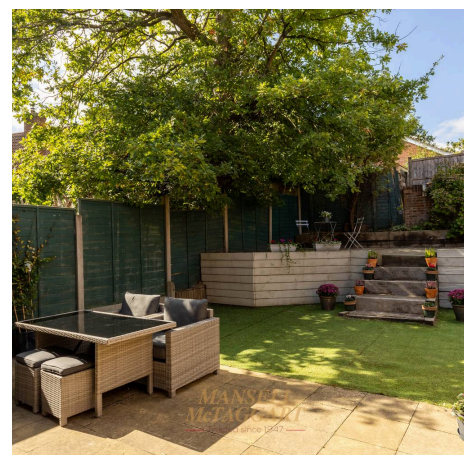
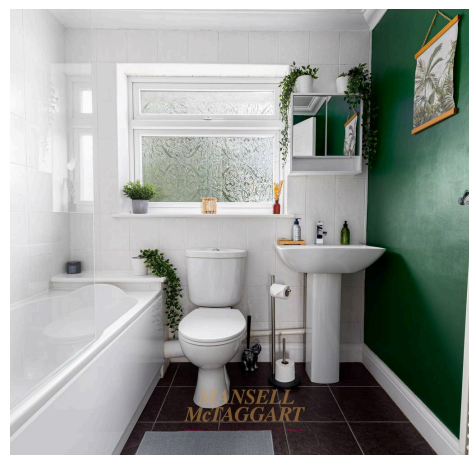


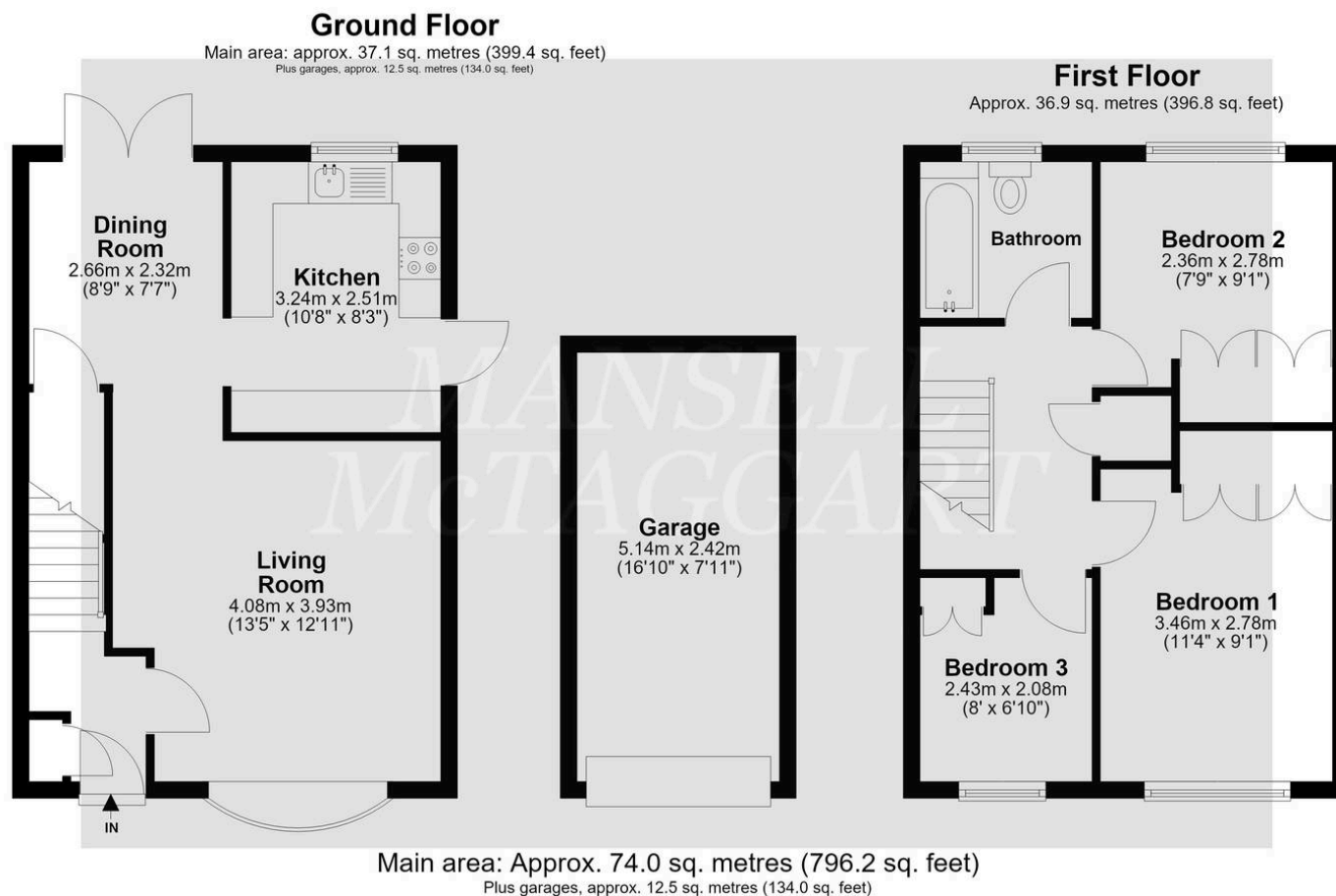


Upstairs, there are two generously sized double bedrooms both with double fitted wardrobes, a third single bedroom and a family bathroom comprising a panelled bath with glass shower screen, pedestal wash hand basin and low-level W.C.

Outside, the property benefits from a low-maintenance front garden with an area of lawn and steps leading to the front door. A block-paved driveway to the side provides off-road parking and leads to a single garage, complete with an up-and-over door and power.

Gated side access leads to the rear garden, which has been landscaped over two levels. The lower level features a patio area adjoining the rear of the property, a further patio behind the garage and an area of artificial grass. Steps rise to the upper level, where an additional patio is complemented by raised flower beds and established shrubs.





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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