



St Catherine's Road, Pound Hill, Crawley, RH10 3TB

Guide Price £600,000 - £625,000

Nestled in the desirable neighbourhood of Pound Hill, this modern extended four-bedroom detached house on St. Catherine's Road offers a perfect blend of comfort and convenience. With three spacious reception rooms, this home provides ample space for both relaxation and entertaining. The addition of a family room on the ground floor creates a welcoming atmosphere, seamlessly leading to a south-west facing rear garden, ideal for enjoying sunny afternoons.

The property boasts double glazing throughout, ensuring warmth and tranquillity, complemented by radiator heating for those cooler months. With no onward chain, this home is ready for you to move in and make it your own without delay.

Families will appreciate the easy access to excellent primary and secondary schools, making it an ideal location for those with children. Additionally, the proximity to Three Bridges mainline station offers convenient transport links for commuters, enhancing the appeal of this lovely home.

This property is a rare find in a sought-after area, combining modern living with a family-friendly environment. Don't miss the opportunity to view this charming house that could be your next family home.

Price Guide £600,000 Freehold

St Catherines Road, Pound Hill, Crawley, RH10 3TB



- 4 Bedroom Detached House
- Enclosed Westerly facing rear Garden
- Close to Schools
- Extended to Ground & First Floor
- 3 Reception Rooms
- Access to Thre Bridges Station
- En Suite Bathroom
- No Onward Chain

Entrance Hall

En Suite Bathroom

Cloakroom

Bedroom 2

10'9" x 10'4" (3.30 x 3.15)

Living Room

16'11" x 11'6" (5.18 x 3.51)

Bedroom 3

10'0" x 9'9" (3.05 x 2.99)

Dining Room

10'0" x 8'4" (3.06 x 2.56)

Bedroom 4

10'2" x 6'9" (3.10 x 2.08)

Family Room

13'10" x 7'8" (4.24 x 2.34)

Family Bathroom

Kitchen

16'0" x 8'3" (4.89 x 2.54)

Rear Garden

Garage

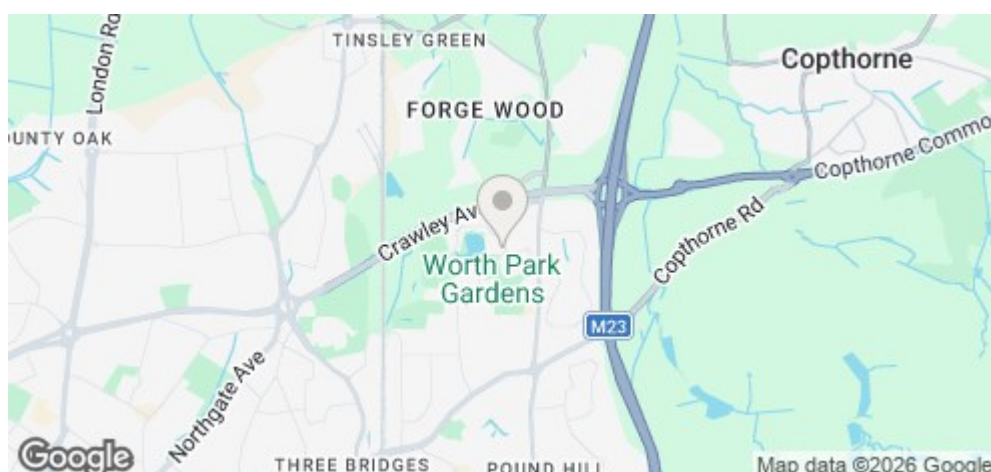
Stairs to first floor Landing

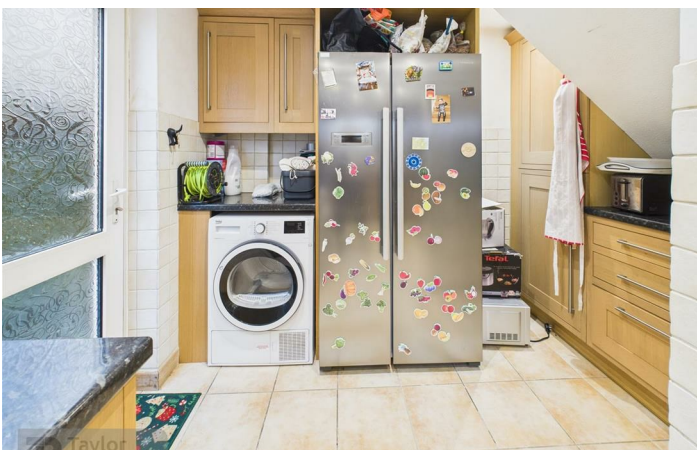
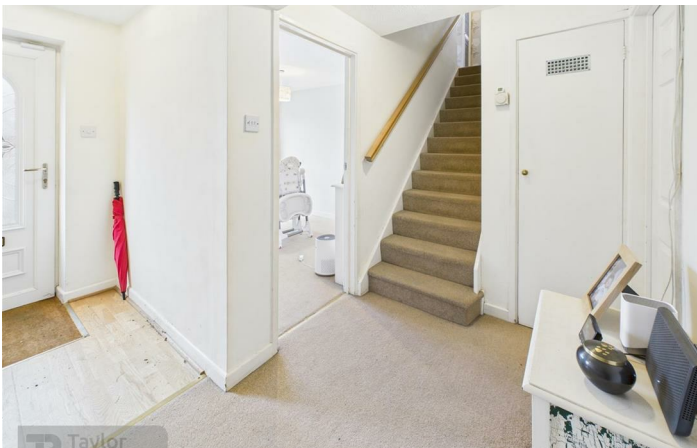
Driveway

Bedroom 1

13'1" x 9'9" (4.01 x 2.99)

Council Tax Band: E







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.

**Branch Address: 2 Brittingham House Orchard Street, Crawley,
West Sussex, RH11 7AE**

Tel: 01293 552388

Email: sales@taylor-robinson.co.uk

www.taylor-robinson.co.uk

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		61	81
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	