



Grattons Drive, Pound Hill

Guide Price £680,000 – £700,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





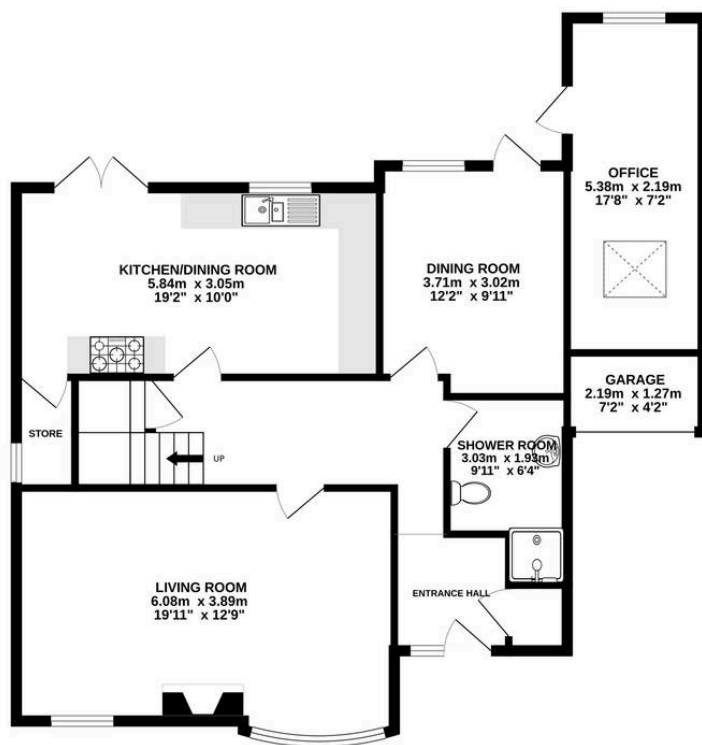
- Located in the highly sought after Pound Hill district, close to great local schools and Three Bridges station
- Substantial detached family home
- Centrally positioned on a generous plot with large front and rear gardens
- Two/Three reception rooms
- Five bedrooms
- Downstairs shower room | En-suite bathroom | Guest shower room
- Driveway for multiple vehicles and a partly converted single garage | EV Charging point located on the front driveway
- Council Tax Band 'F' and EPC 'D'

Situated in the highly sought after Pound Hill district, this substantial five bedroom, three reception room detached family home offers spacious and versatile accommodation, ideal for modern family living. Conveniently positioned within close proximity to excellent local schools and Three Bridges station, the property is centrally located on a generous plot.

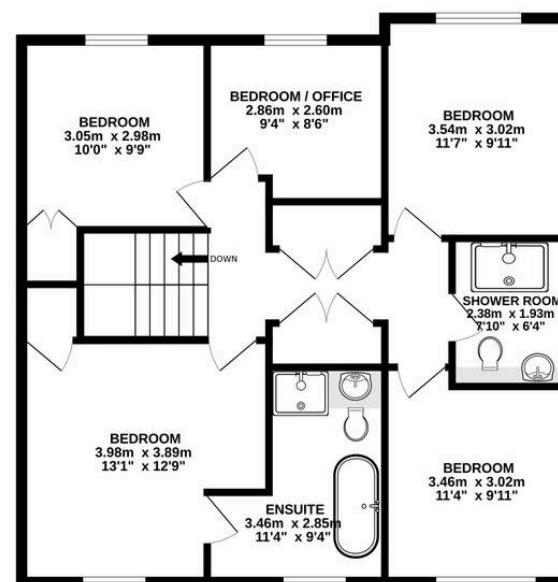
Upon entering, you are welcomed by a wide hallway featuring stairs to the first floor with storage beneath, and a separate coats cupboard. The ground floor also benefits from a contemporary shower room, complete with a shower cubicle, WC, and wash hand basin. The generous living room is located at the front of the house and is filled with natural light from two windows, one of which is a bay window that adds character and space. Adjacent to the kitchen, the formal dining room is perfect for entertaining and features French doors leading to the rear of the property. The kitchen/breakfast room is well-appointed with a range of cupboards, some integrated appliances, and ample space for a breakfast table and chairs. A walk-in pantry cupboard provides additional storage, and French doors offer further access to the rear.



GROUND FLOOR
88.3 sq.m. (950 sq.ft.) approx.



1ST FLOOR
78.2 sq.m. (842 sq.ft.) approx.



TOTAL FLOOR AREA : 166.5 sq.m. (1792 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



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.