



Ferndown, Pound Hill
£625,000

**MANSELL
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- Council Tax Band 'F' and EPC 'C'

A well-presented four-bedroom detached family home, ideally positioned in the highly sought-after Pound Hill area, within close proximity to Three Bridges station and a selection of highly regarded local schools. Occupying a generous plot set back from the road behind mature hedging, the property enjoys an excellent degree of privacy and offers a large driveway, garage and spacious family accommodation throughout. Further benefits include a principal bedroom with en-suite shower room and a generous rear garden, making this an ideal home for growing families.

Upon entering the property, you are welcomed by a spacious entrance hall with a useful understairs storage cupboard and a downstairs cloakroom. To the right, the well-proportioned living room enjoys a large front aspect window, allowing plenty of natural light to flood the room, and flows seamlessly into the dining room. The dining room features French doors opening onto the rear garden, creating an ideal space for both family living and entertaining. Adjacent to the dining room is the well-appointed kitchen, fitted with a range of wall and base units, integrated appliances and a central island providing additional workspace and storage. The kitchen also offers convenient access to both the rear garden and the integral garage.

Stairs from the hallway lead to the first-floor landing, providing access to all four bedrooms and the family bathroom. The principal bedroom is a generous double bedroom and benefits from a private en-suite shower room, with a window overlooking the front of the property.



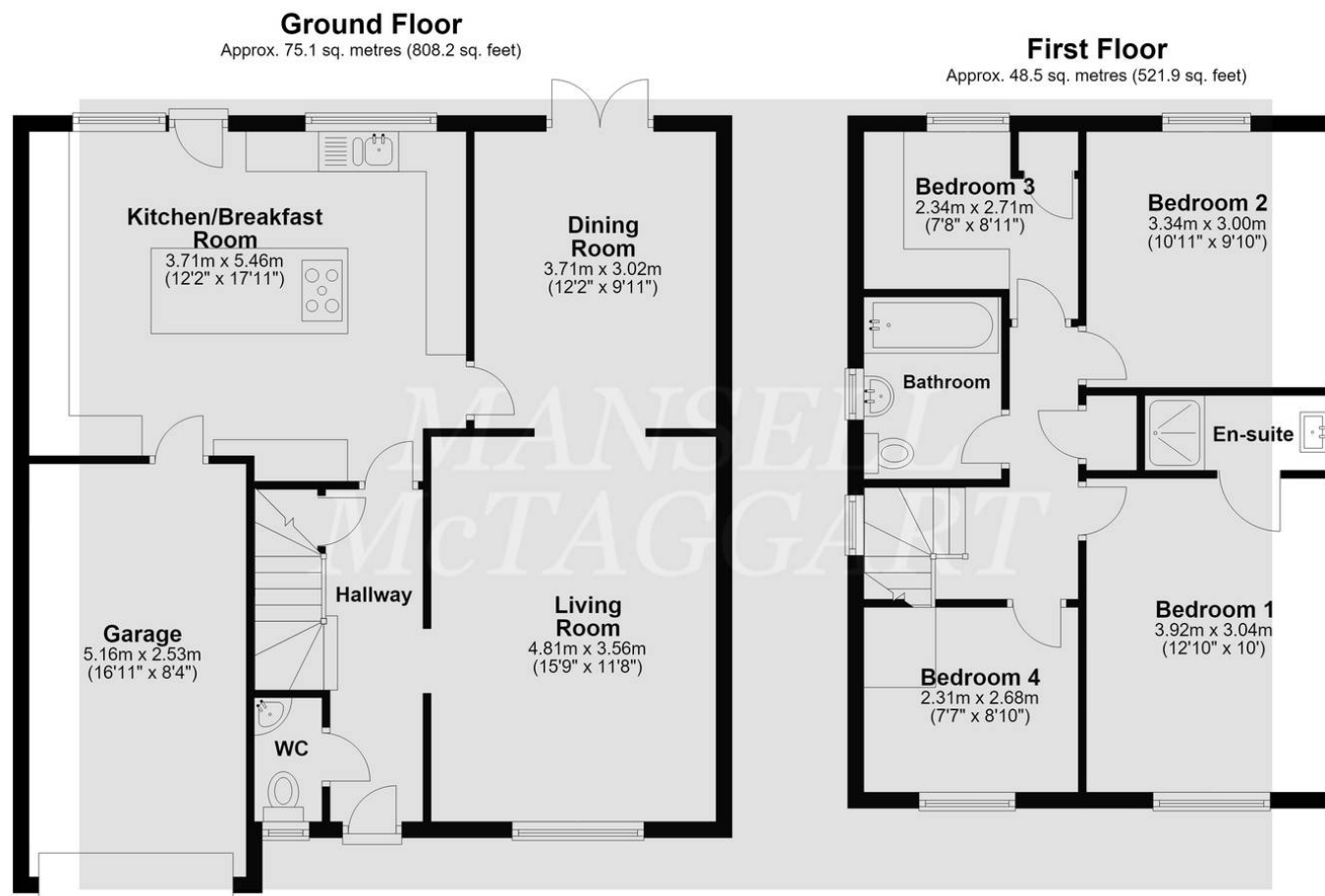


Bedroom two is also a well-proportioned double bedroom and enjoys a pleasant outlook over the rear, whilst bedroom three, currently utilised as a home office, also benefits from a rear-facing outlook. Bedroom four is a versatile additional bedroom with a window overlooking the front of the property. The first floor is completed by the family bathroom, which is conveniently positioned to serve all four bedrooms.

Heading outside, the property occupies a generous plot and benefits from a spacious and private rear garden, enclosed by established shrubs and hedging, offering a good degree of privacy. The garden provides an excellent outdoor space, with a patio area adjoining the rear of the property, ideal for outdoor seating and entertaining. There is also an enclosed lean-to and useful side access. To the front, the property is set back from the road and approached via a large driveway, providing off-road parking for several vehicles. The front garden is beautifully landscaped and enclosed by established hedging, with a well-maintained lawn and mature trees providing an attractive and private frontage. The driveway leads to the garage, providing useful additional storage.

This delightful family home is ideally situated within a highly sought-after part of Pound Hill, offering excellent access to a range of local amenities including shops, parks and well-regarded schools. For commuters, Three Bridges railway station is conveniently nearby, providing direct links to London and the South Coast. An internal viewing is strongly recommended to fully appreciate the property's charming setting and immaculate presentation throughout.





Total area: approx. 123.6 sq. metres (1330.2 sq. feet)

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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