



Horndean Close, Pound Hill

Guide Price £575,000 – £600,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Detached family home
- Four bedrooms
- Situated within a popular location in Pound Hill
- Generous size living room and conservatory
- Utility room
- Main bedroom with en-suite shower room
- Modern family bathroom
- South facing rear garden
- Off road parking leading to a single garage
- Council Tax Band 'F' and EPC 'tbc'

A well-presented, four-bedroom detached family home, situated at the end of a quiet cul-de-sac. Ideally positioned in the highly sought-after Pound Hill area, the property is within close proximity to Three Bridges station and a selection of highly regarded local schools.

The property briefly comprises a bright entrance hall, with stairs rising to the first floor and doors leading to the kitchen, living room and cloakroom.

The fitted kitchen offers a range of base units, with a central island providing additional storage and incorporating an induction hob. A Belfast sink overlooks the front of the property. To the rear, there is space for a dining table and chairs, with views over the garden.

Leading off the kitchen is a useful utility room, offering additional worktop space, a stainless steel sink, wall and base units, space for a fridge/freezer and tumble dryer, and plumbing for a washing machine.

The spacious living room features a fireplace and double French doors opening into the conservatory, which in turn provides direct access to the rear garden. Completing the ground floor is a cloakroom fitted with a vanity unit, wash hand basin and low-level W.C.





The first floor is home to a generously proportioned main bedroom with fitted wardrobes and an en-suite shower room, comprising a walk-in shower cubicle, corner wash hand basin and tiled walls. There is an additional double bedroom and two further generously sized single bedrooms.

A refitted family bathroom completes the first-floor accommodation and features a single-ended, slipper-style freestanding bathtub, high-level W.C. and wall-mounted vanity unit.

Externally, the property benefits from driveway parking to the front, leading to a single garage with power. The front garden features an area of lawn, mature shrubs and a pathway leading from the driveway to the front door.

Gated side access leads to the rear garden, where a generously sized porcelain-tiled patio abuts the rear of the property and wraps around the side of the home. Raised flower beds border the garden, with the remainder predominantly laid to lawn.

Additional features such as solar panels enhance the property's energy efficiency, adding to its appeal as a sustainable and eco-friendly residence.

Offering generous and versatile accommodation throughout, this attractive family home combines spacious living areas with a well-maintained rear garden, parking, garage and a sought-after location, making it an ideal choice for growing families.





Main area: Approx. 108.5 sq. metres (1167.5 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.5 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.

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.