Grattons Drive, Pound Hill

Guide Price £650,000 - £675,000

MANSELL McTAGGART
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- 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.

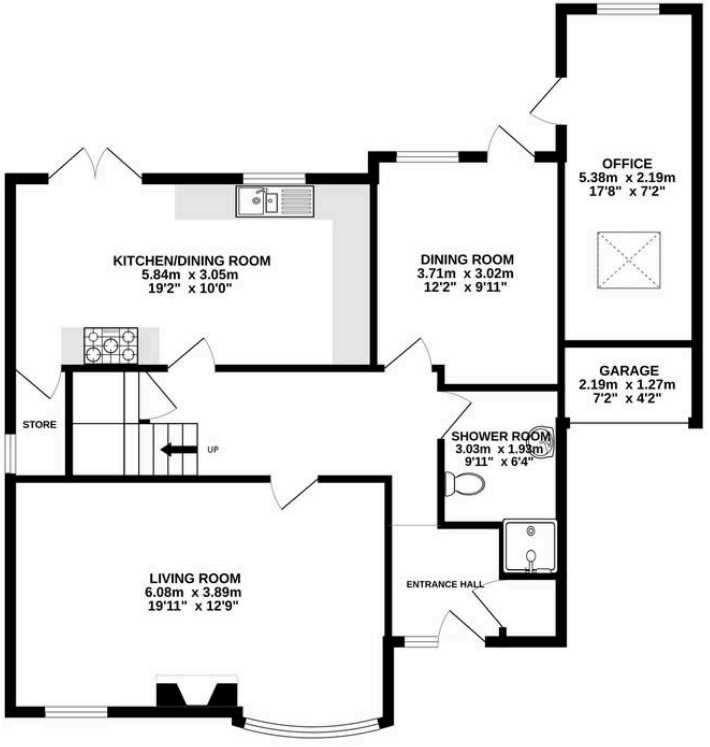
Upstairs, the first floor landing grants access to all five bedrooms, as well as the loft and two double storage cupboards. The master suite is a generous double with a built-in wardrobe and a well-equipped en-suite bathroom, featuring a panelled bath, separate shower cubicle, WC, wash hand basin, and opaque window for privacy. Bedrooms two, three, and four are all well-proportioned doubles, with one benefiting from a built-in wardrobe, while bedroom five is a comfortable single, currently utilised as a home office. A separate shower room on this level comprises a cubicle with wall-mounted shower unit, WC, and wash hand basin.

Outside

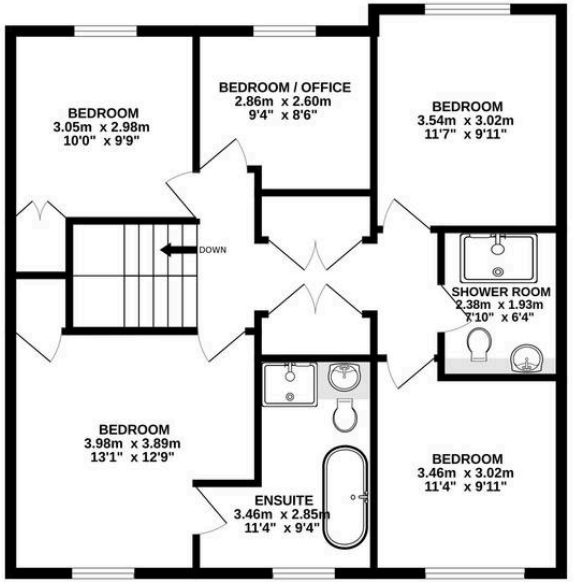
To the front, a large lawned area is complemented by a gravelled driveway, providing off-road parking for numerous vehicles with some high rise hedging for further privacy. The property also benefits from an EV charging port. The single garage has been mostly converted into a work from home station, with access from the rear and a small storage area at the front. The rear garden is equally as impressive, mainly laid to lawn with an extensive patio abutting the foot of the house, gated side access and some planted edges with the whole being enclosed by wooden panel fencing.

This impressive family residence combines generous living spaces with practical features, making it a superb choice for those seeking a well-located and versatile home in Pound Hill. Early viewing is highly recommended to fully appreciate the scale and quality of accommodation on offer.

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.
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Mansell McTaggart Crawley

35 The Broadway, West Sussex - RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

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