



## Budgen Close, Pound Hill

Guide Price £325,000 – £350,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Extended two double bedroom mid terrace, ideal starter home
- Open plan living space with double doors to garden
- Modern kitchen and bathroom
- Private rear garden with gated rear access
- Garage en-bloc with off road parking space
- Approximately 1 mile walk from Three Bridges Station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This extended and well-presented two double bedroom home is located in the sought after area of Pound Hill, within close proximity of Gatwick airport and neighbouring bus routes, schools, shops, and local amenities. The property boasts open plan living/dining room with double doors from the kitchen to a private rear garden, modern kitchen and bathroom, a garage en bloc and an off road parking space.

The front door leads into an entrance porch and on to the stunning open plan downstairs living space. A living area at the front of the house leads through to a bright and spacious kitchen/breakfast room, with double doors leading out to the garden. Tiled flooring runs throughout the ground floor with a large understairs cupboard providing useful storage.





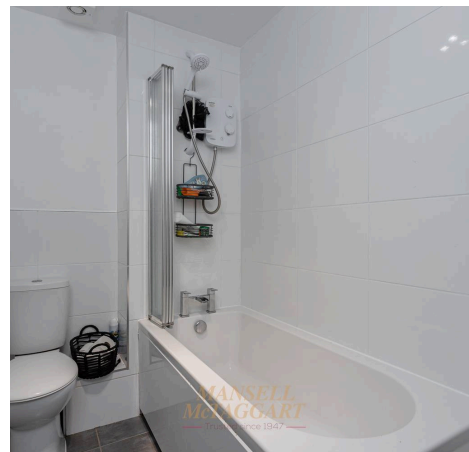


The modern kitchen is fitted with an attractive range of white gloss wall and base units with wooden worktops, stainless steel sink/drain unit, integrated oven with electric hob and extractor over, integrated dishwasher, space and plumbing for washing machine and space for free standing fridge/freezer. There is a breakfast bar with seating for two.

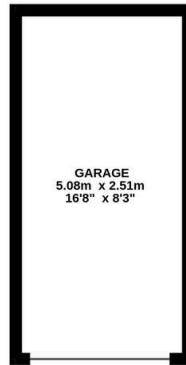
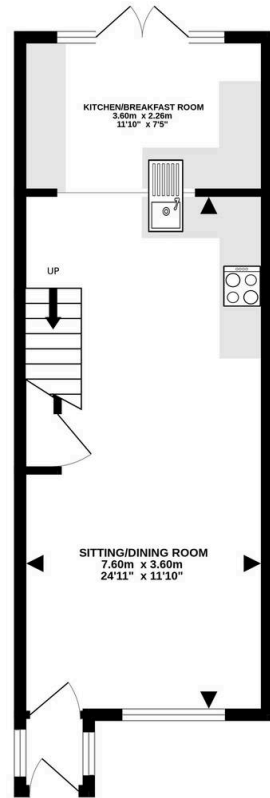
Stairs lead to the first floor landing, with access to the loft. The main bedroom has a window to the front and two double built in wardrobes. Bedroom two overlooks the rear garden and has useful storage by way of a cupboard over the stairs and a further cupboard housing the central heating boiler. The modern family bathroom is fitted with a white suite comprising low level WC, wash hand basin with vanity storage and panel bath with wall mounted shower, finished with part tiled walls and tiled flooring.

Outside, the front garden is laid to shingle with a path to the front door. The private rear garden has a patio area abutting the rear of the property, with the remainder laid to lawn. There is a gate to the rear, providing convenient access to the garage en-bloc and adjacent off road parking space.

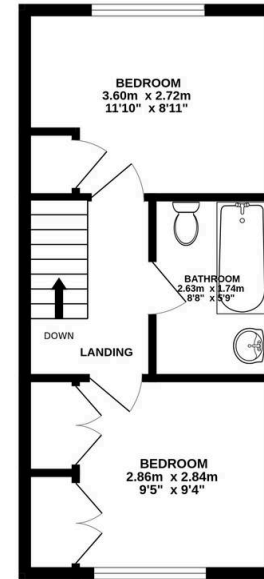
The property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.



GROUND FLOOR  
49.3 sq.m. (531 sq.ft.) approx.



1ST FLOOR  
29.5 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA: 78.8 sq.m. (848 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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