Burns Road, Pound Hill

Guide Price £500,000 - £525,000

MANSELL McTAGGART
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- Four-bedroom semi-detached
- Extremely well-presented throughout
- Within walking distance of Three Bridges station
- Off street parking for multiple vehicles
- Converted garage, insulated and fitted with power
- Landscaped rear garden
- Loft conversion with additional bathroom
- Council Tax Band 'D' and EPC 'tbc'

An extremely well-presented four-bedroom semi-detached family home, ideally positioned within walking distance of Three Bridges station and a selection of well-regarded local schools. The property has been fully renovated throughout by the current owners and has been tastefully decorated, with a landscaped garden and an insulated garage with power.

The property briefly comprises a large entrance hall with doors leading to the living room and stairs rising to the first floor. The ground floor has been thoughtfully laid out to create a spacious and versatile living/entertaining area. To the front is a bright and airy living room, open plan to the kitchen diner.

The dining area provides ample room for a dining table and chairs, with double French doors opening onto the rear garden. The fitted kitchen comprises of a range of wall and base units, plumbing for a washing machine and space for a double American style fridge freezer.

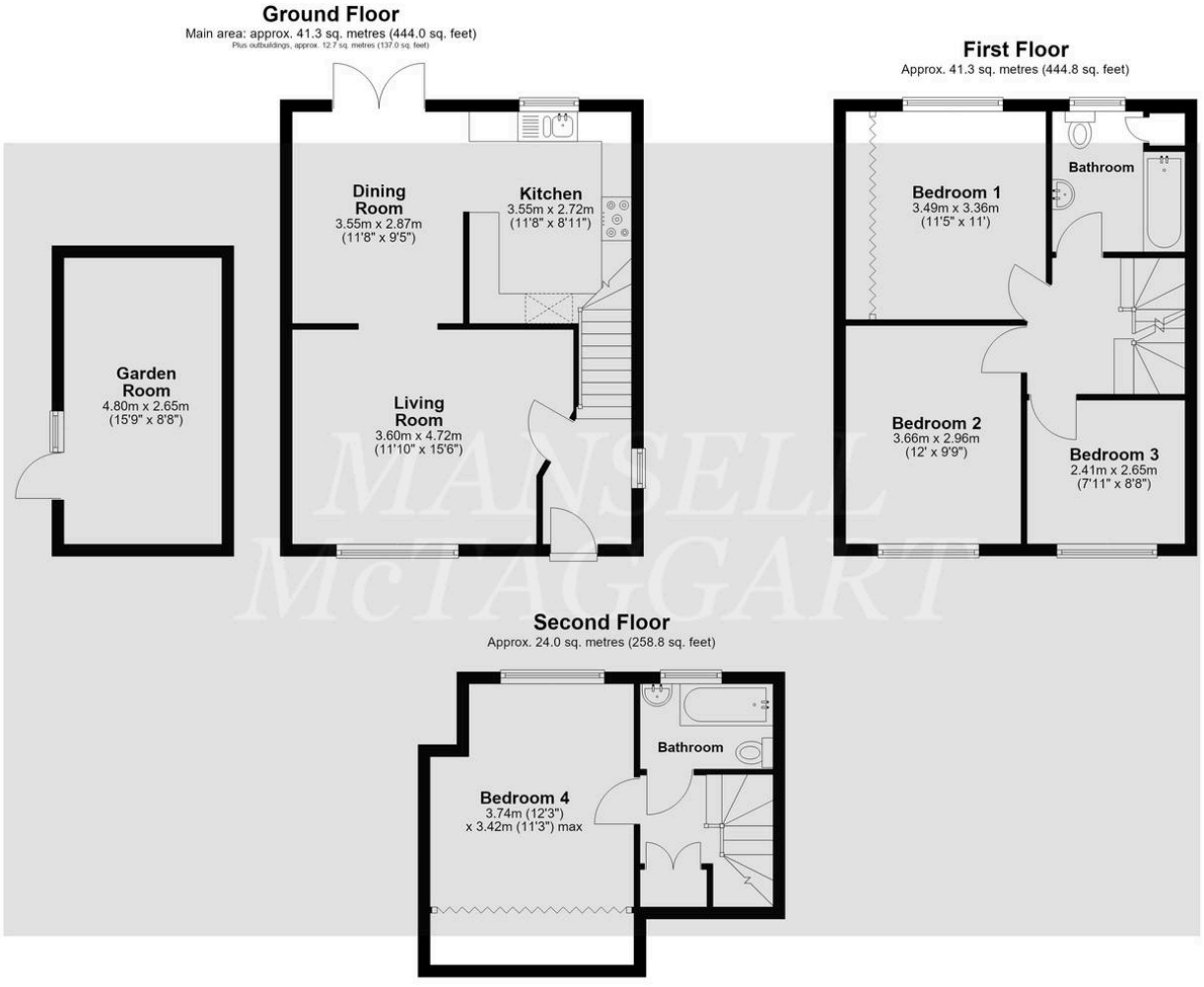
Upstairs, the landing provides access to bedrooms two, three and four, family bathroom and further stairs to the top floor. The spacious second bedroom (previously the master bedroom) overlooks the rear garden and features fitted wardrobes, while the third generous double bedroom overlooks the front of the property. A fourth bedroom and family bathroom complete the first floor. The bathroom features tiled walls, low level WC, panelled bath, sink basin and window to rear.

Ascending to the second floor, the master suite comes complete with eaves storage, fitted wardrobes, and a contemporary en-suite shower room featuring a bath with shower unit over, WC, wall mounted wash hand basin with storage beneath, and an opaque window.

Externally, the property benefits from a block-paved driveway to the front, providing parking for several vehicles, side access leading to the landscaped rear garden.

Abutting the rear of the property is a block-paved patio, providing an excellent outdoor entertaining space. Steps lead up to a lawned area, with a pathway continuing to the detached garage which benefits from power and insulation.

Overall, this impressive family home offers a superb combination of stylish modern living, generous accommodation and practical outdoor space. Having been thoughtfully renovated throughout by the current owners, the property is presented in excellent condition and is ready for the next owners to move straight in. The landscaped rear garden, versatile office and excellent parking further enhance the appeal, while the convenient location within walking distance of Three Bridges station and local schools makes this an ideal home for families and commuters alike.



Main area: Approx. 106.6 sq. metres (1147.6 sq. feet)
Plus outbuildings, approx. 12.7 sq. metres (137.0 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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