



**St. Catherines Road, Pound Hill**

In Excess of **£600,000**

**MANSELL  
McTAGGART**  
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- Detached family home
- Three double bedrooms and downstairs study
- Popular residential location within Pound Hill
- Over 1300 sq.ft of spacious living accommodation throughout
- Extended and well presented throughout
- Bright and spacious kitchen/dining room
- Landscaped rear garden
- Driveway parking
- Tandem garage
- Council Tax Band 'E' and EPC 'E'

An extremely well presented and spacious, three/four-bedroom detached family home situated within the sought-after Pound Hill area, offers a perfect blend of convenience and comfort. Built to the popular Wates Dormy design, the property boasts easy access to Three Bridges train station, Gatwick Airport and within walking distance of a good primary and secondary schools.

Offering well-proportioned and versatile living accommodation throughout totalling over 1300 sq/ft, the property briefly comprises: entrance hall with understairs storage cupboard, coat space and oak flooring; downstairs W.C. complete with wash hand basin and low level W.C; a bright and spacious living room with oak flooring; top mounted double sliding doors open through the extended kitchen/dining room with feature island/breakfast bar. The fitted kitchen is finished with underfloor heating, a range of base units and ample worksurfaces; drawers and extra base units provide further storage within the island, integrated appliances including, 5-ring gas hob with extractor hood over, eye-level electric oven with microwave above, dishwasher and washing machine.



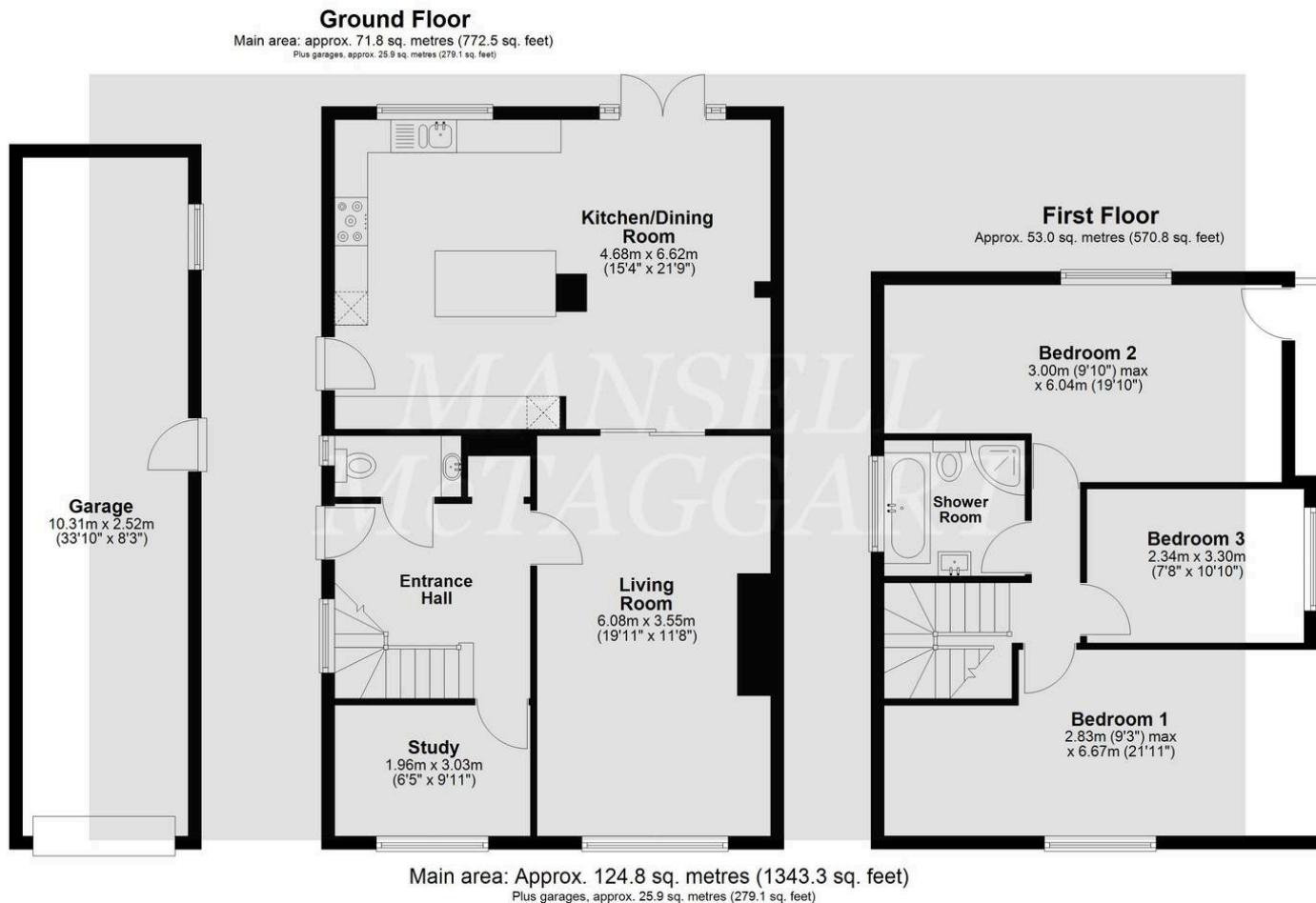


A door leads out to the side of the property and double French doors provide access to the rear garden; a dining area completes the spacious room with plenty of space for a large dining table and chairs; a second reception room/study completes the ground floor and is also suitable to be used as a fourth bedroom.

Upstairs offers a generous sized main bedroom overlooking the front of the property with plenty of space for a super king size bed and wardrobes; second double bedroom overlooking the rear garden with eaves storage; a third bright and airy double bedroom and a family bathroom complete with panelled bath, low level W.C, wash hand basin and corner walk-in shower.

Externally, the property has driveway parking to the front leading to the tandem double length garage and a low maintenance front garden which is laid to lawn. The garage is a generous size and complete with window, side door, power, and light. A secure gate provides access into the landscaped rear garden which is a real feature with a good sized patio area abutting the rear of the property, an area of lawn flanked by raised flower beds. The rear garden extends slightly further behind the fence line with an extra area of lawn.





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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