





Property Description

Conveniently situated within easy reach of excellent local amenities, including highly regarded schools, shops, parks, this charming detached cottage enjoys a prime position in the sought-after area of Pound Hill.

Brimming with character and traditional charm, the property offers spacious and versatile accommodation throughout. A welcoming entrance hall leads into the impressive lounge/dining room, creating an ideal space for both everyday living and entertaining. The bespoke hand-built kitchen/breakfast room is beautifully appointed and features a traditional butler sink, while the utility room/conservatory provides additional storage and practical laundry facilities.

The ground floor also benefits from a versatile double bedroom, perfect for guests, multi-generational living, or a home office, complemented by a convenient shower room. Upstairs, there are two further double bedrooms and family bathroom featuring a luxurious freestanding bath.

Modern comforts include triple glazing and gas central heating. Externally, the property continues to impress with a substantial front garden and sweeping driveway providing ample off-road parking and detached garage.

The beautifully established rear garden is a true sanctuary, thoughtfully landscaped and bursting with colourful flowers, mature plants, shrubs, and striking palm trees. For commuters, Three Bridges railway station is just 0.4 miles away, offering excellent transport links to London, Gatwick Airport and the South Coast

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

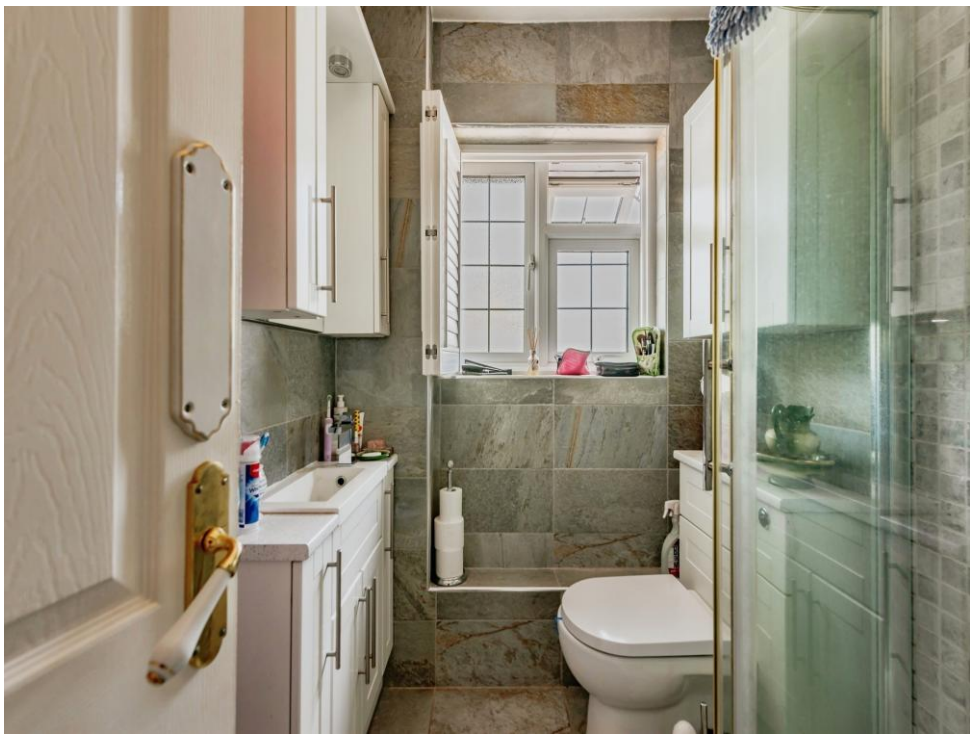
Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was official declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.

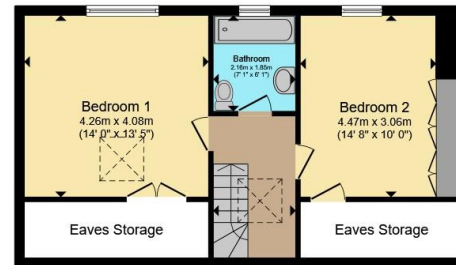




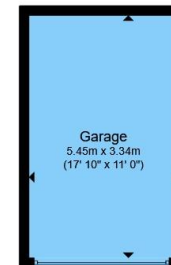




Ground Floor



First Floor



Garage

Total floor area 145.2 m² (1,563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: E Council Tax
Band: F

Tenure: Freehold

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