



Bodiam Close, Pound Hill

Guide Price £350,000 – £375,000

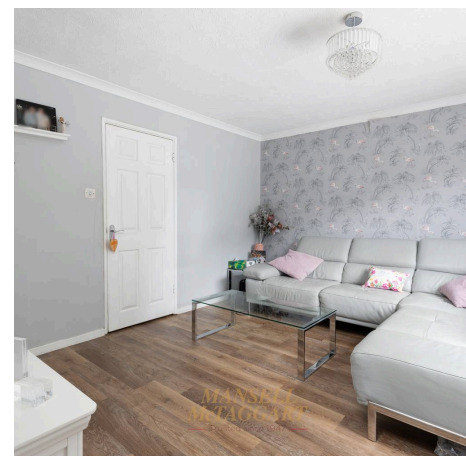
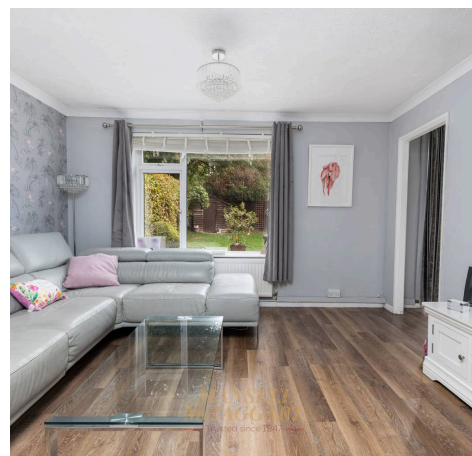
**MANSELL
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- End of terrace home
- Three bedrooms
- Walking distance to Three Bridges mainline train station
- Located within a quiet cul-de-sac
- Two reception rooms
- Two double bedrooms
- Front & rear gardens
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-presented three-bedroom end-of-terrace family home, situated within the popular residential area of Pound Hill and within walking distance of Three Bridges mainline railway station. Positioned at the end of a quiet cul-de-sac, the property offers well-proportioned living accommodation throughout and benefits from no onward chain.

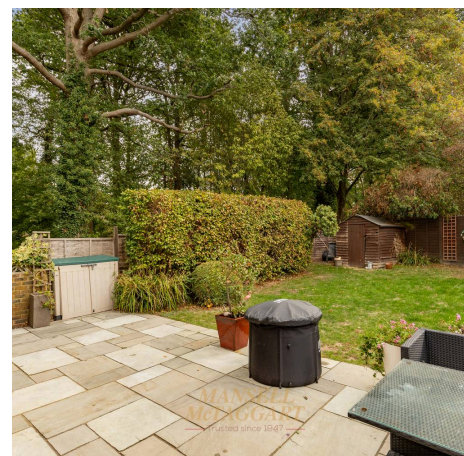
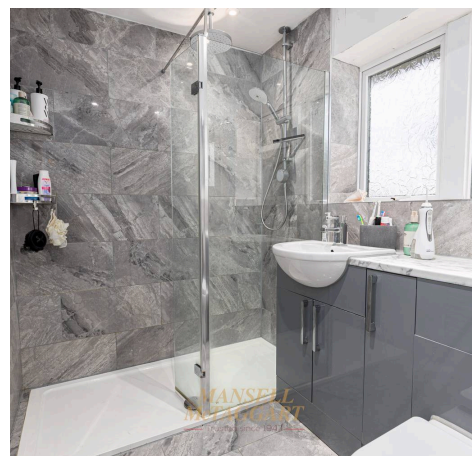


The property briefly comprises an entrance porch with space for coats and shoes, along with an understairs storage cupboard. The entrance hall has stairs rising to the first floor and doors leading to the living room, kitchen and downstairs cloakroom.

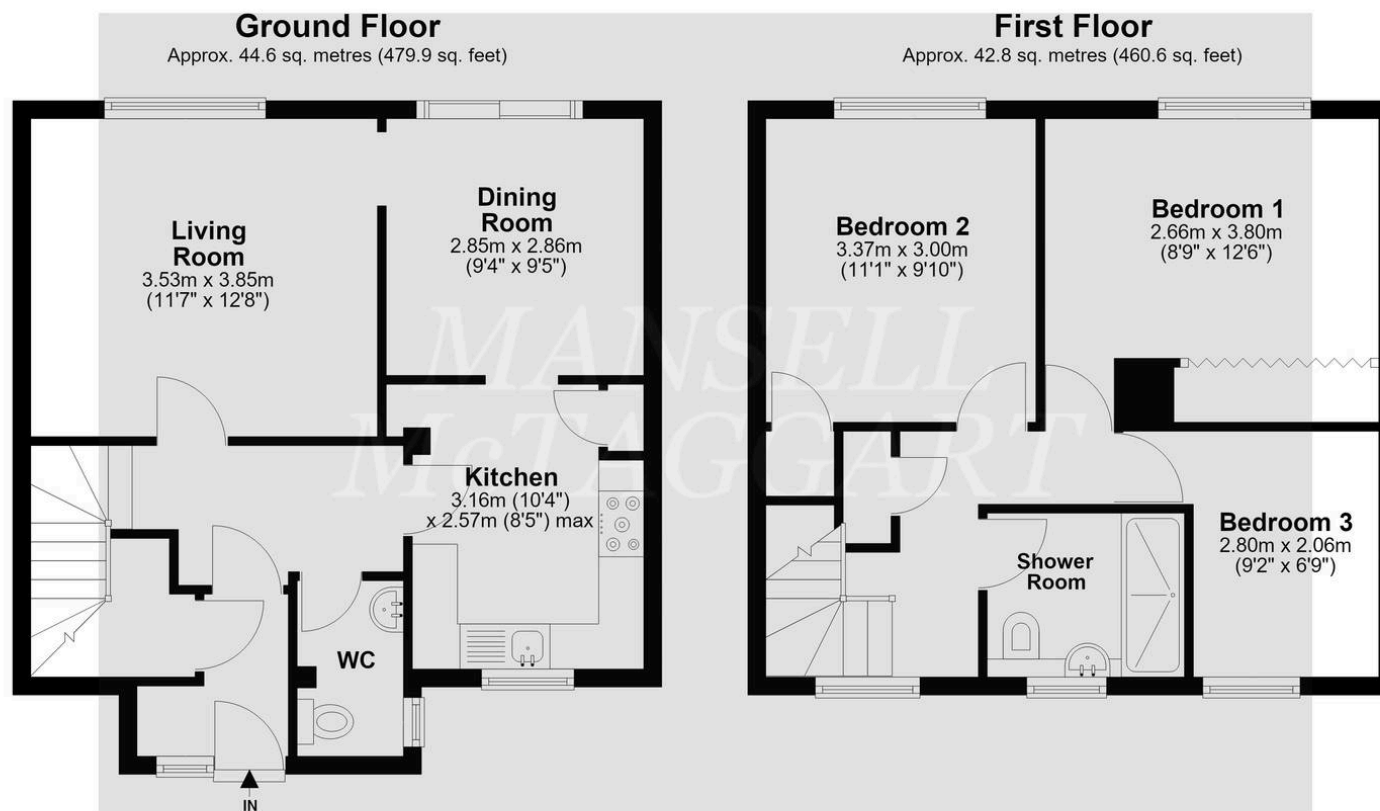


The spacious living room overlooks the rear garden and is bright and airy, with a good-sized window allowing plenty of natural light into the room. A doorway leads through to the dining room/second reception room, which benefits from sliding patio doors opening onto the rear garden. The fitted kitchen overlooks the front of the property and offers a range of wall and base units, an integrated under-counter oven, gas hob and extractor hood, together with space and plumbing for a washing machine and dishwasher. The downstairs cloakroom is fitted with a low-level W.C., pedestal wash hand basin and tiled walls.

Upstairs, there are two double bedrooms, with the main bedroom benefiting from floor-to-ceiling fitted wardrobes, along with a generous-sized single third bedroom. The refitted shower room comprises a double walk-in shower, wall-mounted vanity unit with integrated contemporary basin, W.C., countertop, heated towel rail and part-tiled walls.



Externally, the property benefits from a low-level wall enclosing a low-maintenance front garden, which is mainly laid to lawn, with a pathway leading to the front door. Gated side access provides access to the rear garden. The good-sized rear garden features a porcelain-tiled patio adjoining the rear of the property, an expanse of lawn and established hedging providing a good degree of privacy.



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