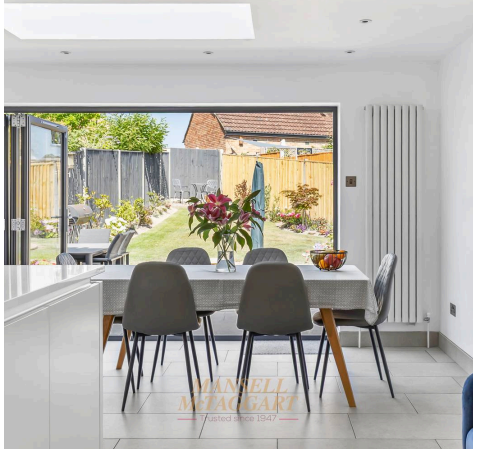
Heathfield, Pound Hill

£465,000

MANSELL McTAGGART
Trusted since 1947



- Located within a popular area of Pound Hill
- Semi-detached family home
- Stunning rear kitchen extension
- Three bedrooms
- Driveway parking for two vehicles & detached single garage
- Westerly facing, secluded rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

Positioned within the sought-after Pound Hill area, this beautifully presented, extended semi-detached family home offers well proportioned accommodation throughout with a stunning extended kitchen/dining area to rear. Further benefits include a secluded, westerly facing rear garden, driveway parking for two vehicles and a detached single garage.

Entry is via the side of the house, where you are immediately welcomed into a truly impressive extended kitchen that forms the heart of this home. The kitchen features elegant Quartz worktops, an array of integrated Siemens appliances (including an oven, microwave/grill, and warming drawer), a sleek induction hob with extractor above situated within a centre island, a washing machine, and generous full-length fridge and freezer. A large breakfast bar provides the perfect spot for casual dining or morning coffee, while an abundance of storage cupboards keep the space uncluttered and functional. The kitchen is flooded with natural light from bi-fold doors and a striking glass lantern roof above the designated dining area, creating an inviting atmosphere for family meals or entertaining guests.

A thoughtfully designed shoe cupboard within the entrance adds to the practical storage solutions, while a modern staircase with glass balustrade leads to the first floor.

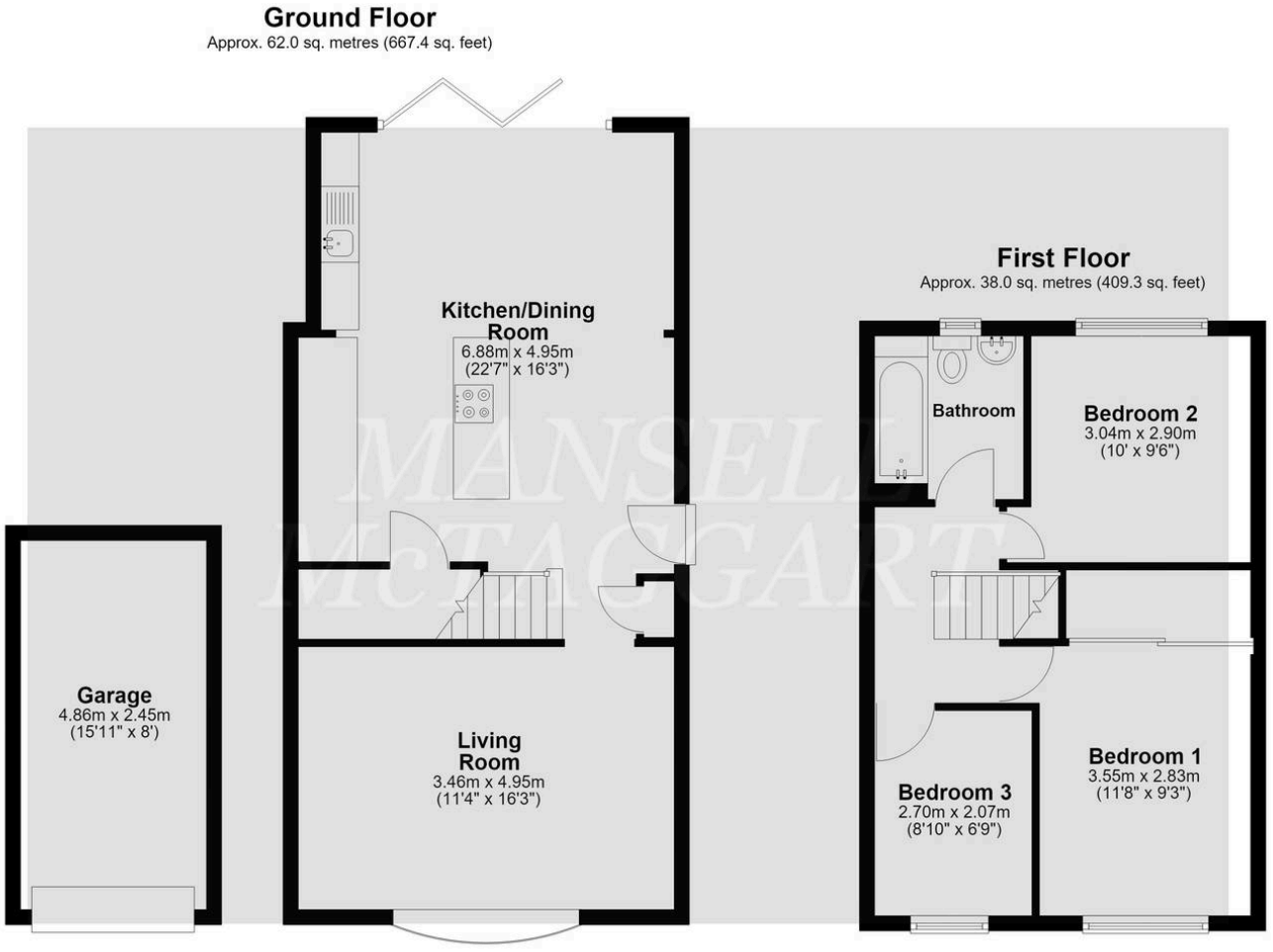
To the front of the property, the living room enjoys a large bay window and inset spot lighting, offering a comfortable retreat for relaxation, whislt providing ample space for a large corner sofa or a couple of 2/3 seater sofas.

Upstairs, the first floor landing grants access to all three bedrooms, family bathroom and the loft, which houses the boiler.

The main bedroom impresses with three deep built-in wardrobes with sliding doors, providing ample storage, while the second bedroom is a generous double and the third a well-proportioned single.

The family bathroom is presented in a crisp white suite, comprising a panelled bath with shower attachment, WC, wash hand basin with vanity storage, a chrome towel warmer, and an opaque window for privacy.

Externally, the drive to the front offers parking for two vehicles in tandem, leading down the side of the house to a detached garage with a pitched roof, power, lighting, and an up-and-over door, ensuring plenty of space for vehicles or additional storage. This home has been thoughtfully improved and maintained throughout, combining modern finishes with a welcoming ambience, making it an ideal choice for families seeking comfort, style, and convenience in a popular residential location.



Total area: approx. 100.0 sq. metres (1076.7 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex - RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.