

# Matthey Place, Pound Hill

Guide Price £260,000 - £270,000

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- Situated in the highly sought after district of Pound Hill
- Freehold one bedroom house
- Open plan living with direct access to rear garden
- Bright and airy throughout
- Private front and rear gardens
- Allocated parking space
- Three Bridges station located 1.1 miles away
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

A beautifully presented one bedroom freehold house with an attached, private rear garden, located in the sought after area of Pound Hill, just 1.1 miles away from Three Bridges station. The property also has bus links located a few minutes walk from the house directly to Three Bridges Station, Crawley Town and Gatwick Airport.
This bright and airy home has been tastefully improved and modernised throughout, making this an ideal property to move straight into.

Upon entering the home, there is a small lobby area suitable for shoes and coats before leading into the stylish kitchen, which has been recently replaced by the current owners to a high standard incorporating soft close cupboards and drawers with integrated oven and gas hob, space and plumbing for washing machine and space for a free standing fridge freezer.

There is a pleasant view to the front aspect as well as an archway giving sight through to the living area, allowing light to flow through the whole house.










Steps down lead to the living/dining room with French doors opening directly onto the rear garden with ample space for living room furniture and a small dining table and chairs. In addition, there is a staircase leading to the first floor with a recessed area beneath and a vaulted ceiling providing a sense of space to the mezzanine above.

Heading upstairs, there's a galleried landing with two useful storage cupboards and access into the bedroom and bathroom. The family bathroom is fitted in an attractive sleek white suite comprising of a panelled bath with wall mounted shower unit, WC, wash hand basin and a skylight. The bedroom is generous in size with two skylights overhead allowing in plenty of natural light. Built in sliding door wardrobes provide further useful storage and there is access to the loft.

Outside, there is a front garden laid to lawn with a footpath leading to the front door with entrance canopy. There is a handy secure storage cupboard beside the front door, which houses the gas and electric meters.

To the rear is a private rear garden, predominantly laid to hardstanding for easy maintenance with low level fencing to all sides. Enjoying a southerly aspect, this is a perfect area to relax in peace and quiet whilst capturing the sunshine. Furthermore, a gate leads to a secure communal garden purely for the use of the residents who back onto this area. Finally, although parking is plentiful in and around the area, you do have the added convenience of an allocated parking space just a short walk from the house.




Total area: approx. 43.4 sq. metres (466.6 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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