



Crawley Lane, Pound Hill, Crawley, RH10 7EB

Nestled in the desirable area of Crawley Lane, Pound Hill, this charming three-bedroom detached house offers a wonderful opportunity for both families and professionals alike. This former caretaker's home combines character with modern living, making it an ideal choice for those seeking comfort and convenience.

The property boasts a prime location, close to local shops and the well-connected Three Bridges mainline station, ensuring easy access to transport links and amenities. The house features double-glazed windows throughout, providing both energy efficiency and a peaceful atmosphere.

Inside, you will find a thoughtfully refitted kitchen and bathroom, designed to meet the needs of contemporary living. The addition of a delightful conservatory enhances the living space, allowing for an abundance of natural light and a perfect spot to relax or entertain guests.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a convenient base for commuting, this detached house in Pound Hill is a must-see.

NB - The initial marketing period will be for a minimum period of 4 weeks. Offers, subject to contract may be made at anytime, but will only be considered after this initial period.

£430,000 Freehold

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- 3 Bedroom Detached House
- Gas heating to Radiators
- Close to Shops & Three Bridges Mainline Station
- Refitted Kitchen & Bathroom
- Addition of a Conservatory
- Double Glazed Windows
- Enclosed Front & Rear Gardens

Entrance Hall

Living Room

13'8" x 12'9" (4.19 x 3.89)

Conservatory

11'0" x 9'3" (3.36 x 2.84)

Refitted Kitchen / Breakfast Room

13'8" x 8'10" (4.18 x 2.71)

Refitted Bathroom

Stairs to first floor Landing

Bedroom 1

13'8" x 8'2" (4.19 x 2.50)

Bedroom 2

13'8" x 8'9" (4.18 x 2.69)

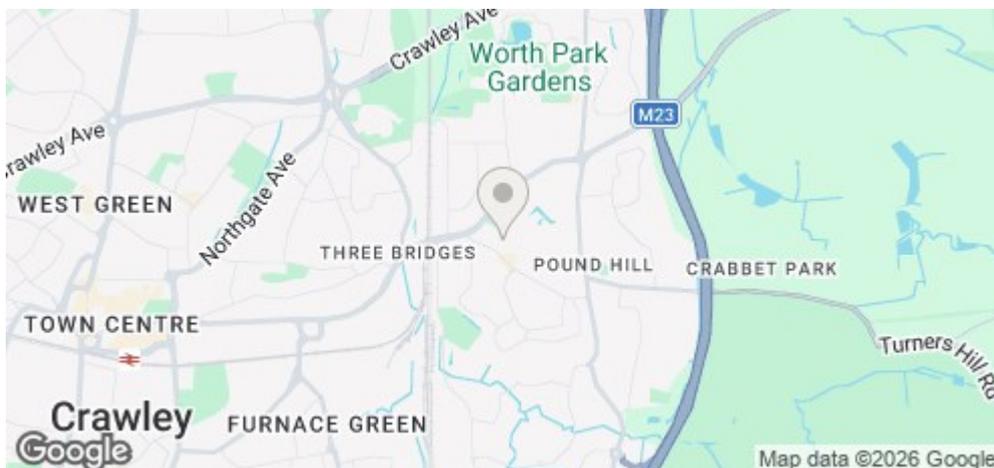
Bedroom 3

10'5" x 7'1" (3.19 x 2.18)

Outside

Rear & Front Gardens

Council Tax Band: D





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	