



Chaucer Road, Pound Hill

Guide Price £450,000 – £475,000

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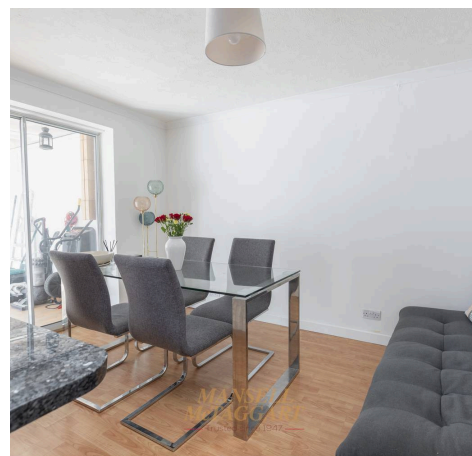




- Three bedrooms
- Located in the highly sought after Pound Hill district
- Off street parking for multiple vehicles
- Semi-detached house
- Walking distance to Three Bridges mainline station and well-regarded schools
- En-suite, family bathroom and downstairs cloakroom
- Study and utility room
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A fantastic opportunity to purchase this three-bedroom semi-detached home, ideally positioned within walking distance of Three Bridges station and a selection of well-regarded local schools. The property offers well-proportioned and versatile accommodation throughout, including a master bedroom with an en-suite, separate study and useful utility room. Externally, the property benefits from off-road parking for multiple vehicles, while its convenient location makes it an ideal choice for both families and commuters.

Upon entering the property via the front porch, you are welcomed into the spacious living room, which benefits from a large window overlooking the front of the property and allows plenty of natural light into the room. From here, the accommodation continues into the well-appointed kitchen/dining room. The kitchen is fitted with a range of wall and base units, complemented by integrated appliances and a window overlooking the rear, while the dining area provides ample space for a good-sized dining table and further furniture, with doors leading through to the conservatory.





To the side of the kitchen is a useful utility room, providing access to the downstairs cloakroom and rear garden, as well as leading through to the separate study. The study benefits from a front-aspect window and offers an ideal space for those working from home or requiring additional versatility.

Stairs from the living room lead to the first-floor landing, which provides access to all three bedrooms and the family bathroom. The master bedroom is a particularly well-proportioned room, enjoying views over the rear garden and benefiting from its own en-suite shower room. Bedrooms two and three are both well-proportioned and overlook the front of the property, providing comfortable bedroom accommodation. Completing the first floor is the modern family bathroom, which has been finished to a high standard and features a bath, separate enclosed shower, wash hand basin and WC, further complemented by a window providing plenty of natural light.

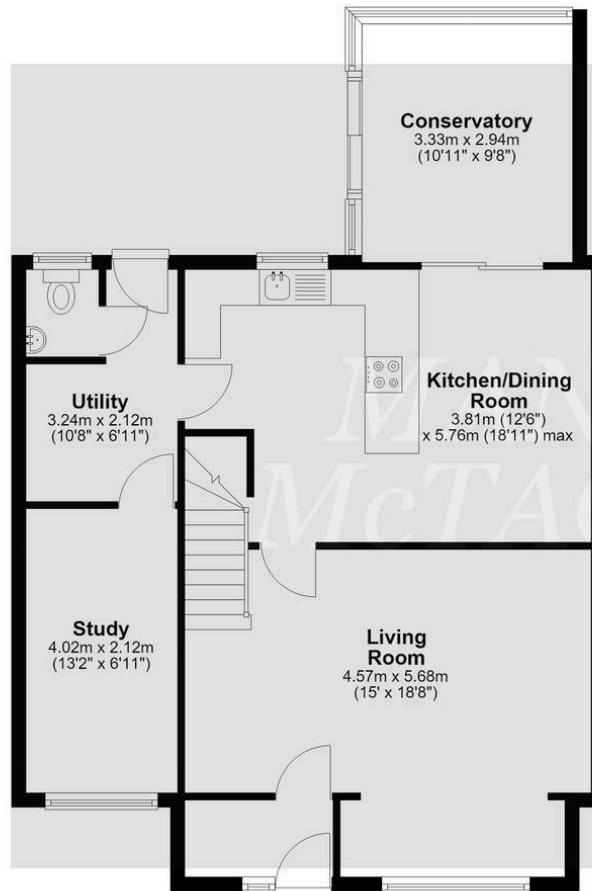
Externally, the property benefits from off-road parking to the front, providing ample space for multiple vehicles. To the rear, the south-facing garden features a spacious decking area adjoining the property, with the remainder predominantly laid to lawn, providing an excellent outdoor space for relaxing and entertaining.

This fantastic semi-detached home is ideally situated within a popular and well-connected part of Pound Hill, offering excellent access to well-regarded schools and Three Bridges railway station. The property provides well-proportioned and versatile accommodation throughout, complemented by a south-facing rear garden and ample off-road parking. An internal viewing is strongly recommended to fully appreciate the space and versatility this excellent home has to offer.



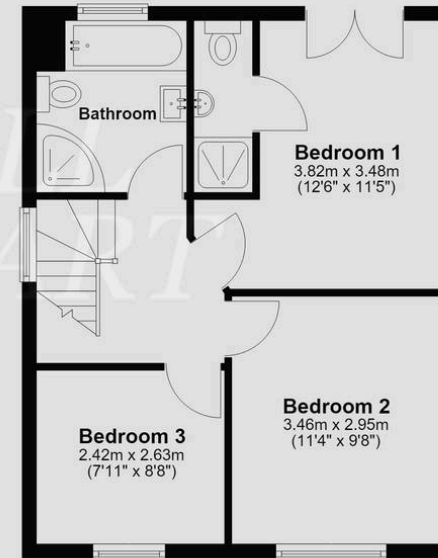
Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 115.9 sq. metres (1248.0 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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