



Milton Road
Pound Hill, RH10 3AY

£550,000

Astons are pleased to offer to the market this beautifully presented detached house, which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts the addition of a conservatory with a solid, thermal roof, making it a usable room year round. Further benefits include a spacious living/dining room, providing ample room for relaxation and entertaining guests, a kitchen breakfast room and a downstairs cloakroom.

Outside the property offers a block paved driveway to the front providing parking for three cars and to the rear there is an attractively landscaped garden which enjoys a southerly aspect.

Situated in the popular Pound Hill area this home is ideally situated approximately half a mile from Three Bridges mainline train station and is also within easy reach of local amenities, well regarded schools for all ages, and parks, making it a perfect location for family living. Whether you are looking to settle down or invest in a property with great potential, this house on Milton Road is a wonderful opportunity not to be missed.



Hallway

Part double glazed front door, wood effect flooring, storage cupboard, obscure double glazed window, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and tiled splashback, tiled floor, radiator, obscured double glazed window, recessed down lighters.



Living/Dining Room

Double glazed window to the front, radiator, double glazed bi-fold doors to the conservatory.



Conservatory

Double glazed to three sides with a solid roof and double glazed Velux window, wood effect flooring, double glazed French casement doors to the garden.



Kitchen/Breakfast Room

Range of base and eye level units with work surfaces and tiled splashbacks, under unit lighting, one and a half bowl stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a hob over and a stainless steel extractor hood above, integrated fridge/freezer and dishwasher, space for a washing machine, wood effect flooring, double glazed window to the rear and a double glazed door to the side.



Landing

Obscured double glazed to the front, access to the loft space, doors to:

Bedroom One

Double glazed window to the rear, radiator.



Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes and units to one wall with recess space for a desk, built in linen cupboards.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1178 ft²
109.4 m²

(1) Excluding balconies and terraces

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |