



ASTONS



Shetland Close
Pound Hill, RH10 7YZ

£475,000

Astons are pleased to offer the market this beautifully presented three bedroom link-detached house. The property is situated in the popular area of Pound Hill within a cul-de-sac location and benefits from a downstairs cloakroom, the addition of a spacious conservatory to the rear, gas radiator heating, replacement double glazed windows and built in wardrobes to all three bedrooms.

Outside the property has a stunning rear garden which enjoys a southerly aspect and has been attractively landscaped by the current owners. To the side of the house there is a garage with power and light and a block paved driveway to the front with parking for three cars.

Shetland Close is situated within easy reach of local amenities, well regarded schools for all ages, and transport links including the M23 motorway, bus routes and Gatwick Airport. This home is perfect for anyone looking to enjoy a blend of comfort and convenience in a desirable location. With its appealing features and practical layout, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



Entrance Hallway

Double glazed front door, wood laminate flooring, radiator, coving, under stairs cupboard, stairs to the first floor, thermostat, doors to:

Downstairs Cloakroom

White suite comprising a wc and hand basin with a waterfall style mixer tap and vanity unit below, tiled splashbacks, wood effect flooring, obscured double glazed window, radiator.

Living/Dining Room

Double glazed bay window to the front, two radiators, fireplace with an electric fire, coving, open through to dining area with double glazed French casement doors to the conservatory.

Conservatory

With a brick base and double glazed windows to three sides with double glazed French casement doors to the garden, radiator, tiled floor, opening ventilation roof light window.

Kitchen

Range of base and eye level panel fronted units with work surfaces over and matching splashbacks, part tiled walls, two display units, inset one and a half bowl stainless steel sink with a smart mixer tap which is filtered and drainer, built in eye level stainless steel double oven, hob with a stainless steel extractor hood above, integrated fridge/freezer, dishwasher and washing machine, double glazed window and door to the garden.



Landing

Double glazed window to the side, airing cupboard, access to the loft space via a pull down wooden ladder, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobe, coving.



Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe, coving.



Bedroom Three

Double glazed window to the front, radiator, built in cupboard, coving.

Bathroom

White suite comprising a panel enclosed bath with a separate shower unit over, pedestal hand basin, wc, tiled walls and floor, obscured double glazed window, heated towel rail, recessed down lighters.





Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

To The Front

Block paved driveway with parking for two to three cars leading to the garage and front door.

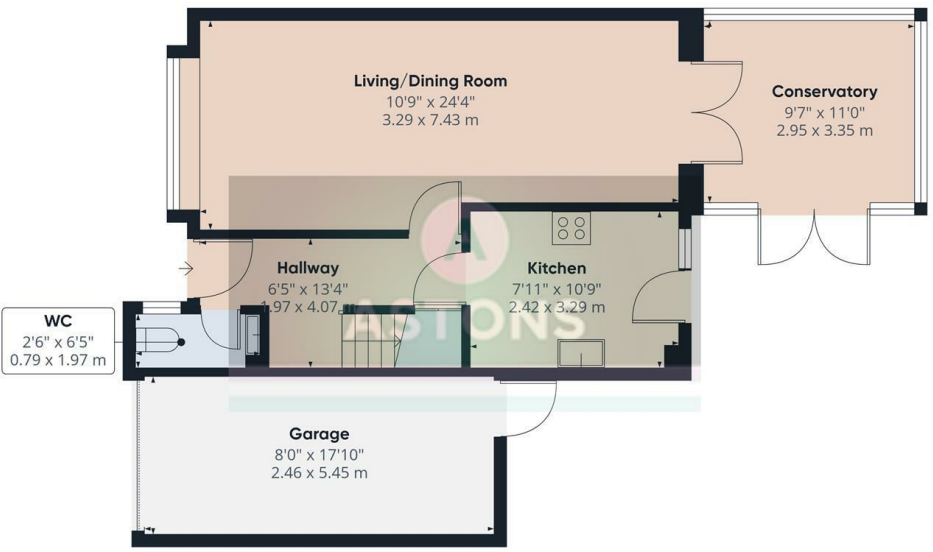
Garage

With an up and over door, personal door to the garden, light and power.

Rear Garden

Paved patio seating area adjacent to the rear of the house, lawned area with plant and shrub borders, further shaped patio seating area to the rear with pergola over, fence enclosed borders.





Approximate total area^m
702 ft²
65.3 m²

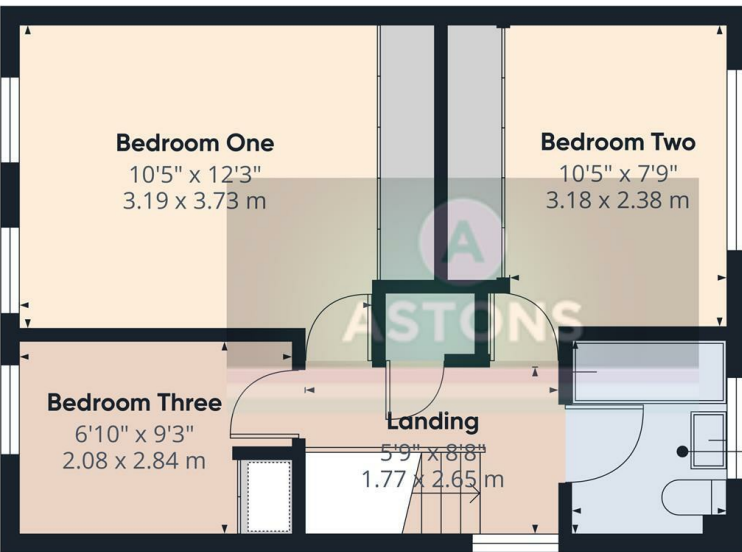
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area^m
390 ft²
36.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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