



Chaucer Road, Pound Hill

Guide Price £450,000 - £475,000

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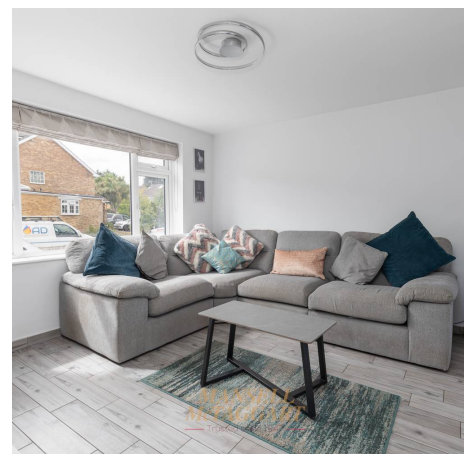
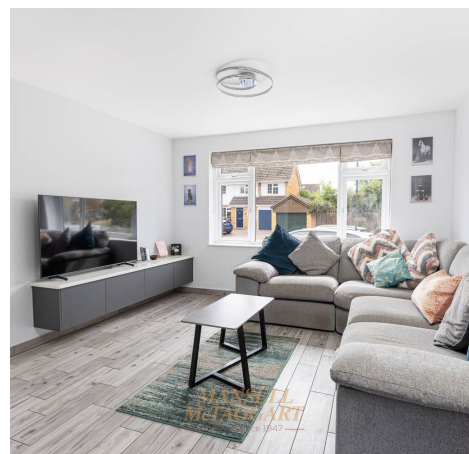
- Council Tax Band 'D' and EPC 'C'

An extremely well-presented three-bedroom semi-detached family home, ideally positioned within walking distance of Three Bridges station and a selection of well-regarded local schools. The property has been fully renovated throughout by the current owners and has been tastefully decorated, with a refitted kitchen and bathroom, fully updated plumbing and electrics, a recently laid driveway to the front, a landscaped rear garden and a detached office with power and water.

The property briefly comprises a large entrance hall with doors leading to the living room, stairs rising to the first floor and useful storage beneath.

The ground floor has been thoughtfully laid out to create a spacious and versatile living/entertaining area. To the front is a bright and airy living room with fitted storage, which has been carefully finished to complement the kitchen cabinetry and work surfaces, creating a sense of continuity throughout the space.

The dining area provides ample room for a dining table and chairs, with double French doors opening onto the rear garden. The fitted kitchen is a real feature of the property, comprising a range of wall and base units, quartz work surfaces and a breakfast bar. Integrated appliances include a dishwasher, washing machine, eye-level oven with microwave above, five-ring gas hob and extractor hood. Space is also provided for an American-style fridge/freezer. Piped underfloor heating runs throughout the entire ground floor.



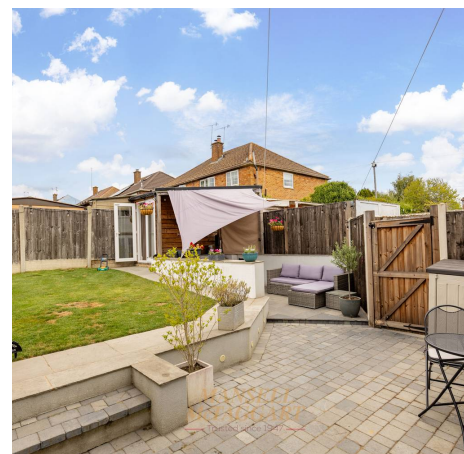


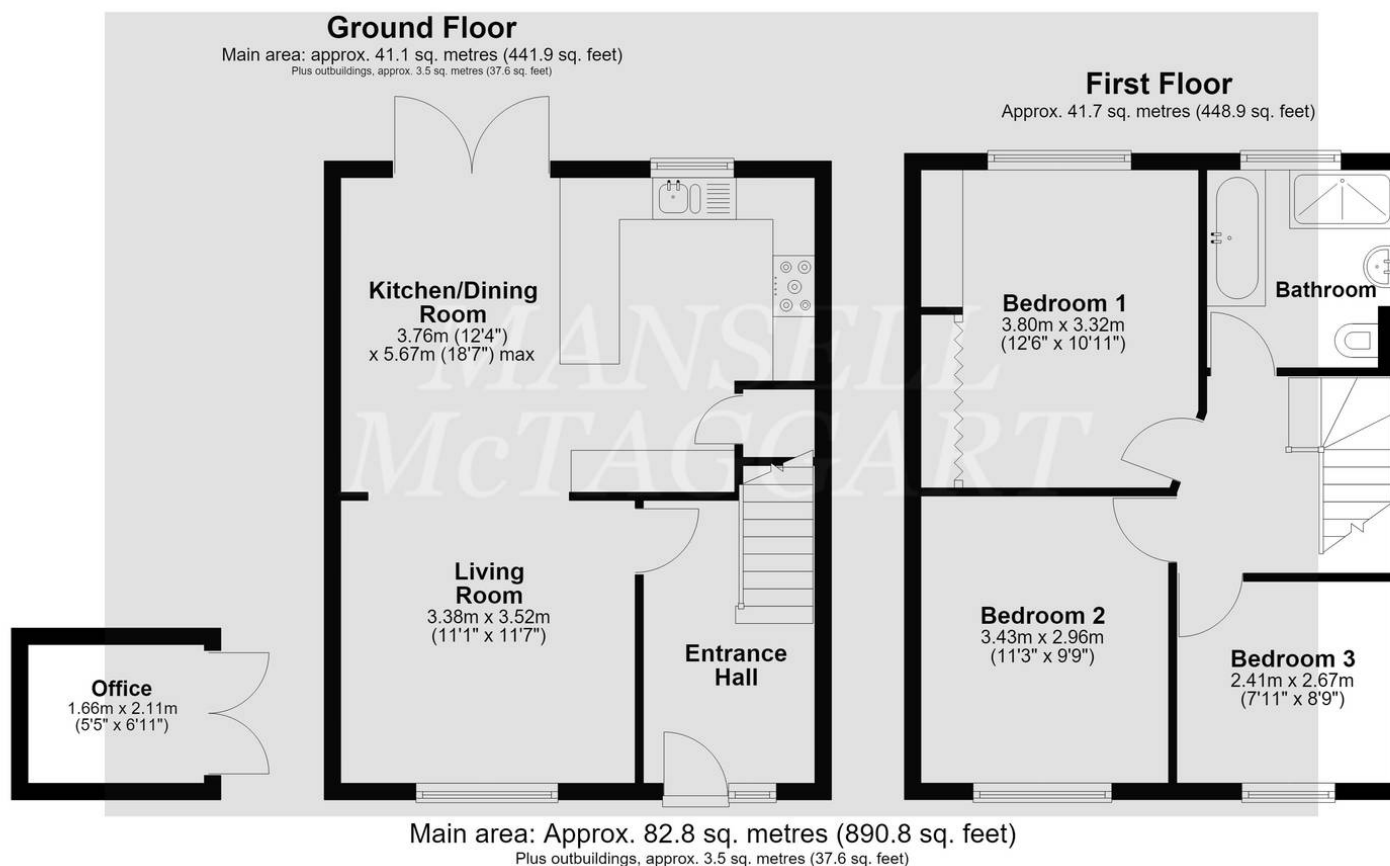
Upstairs, the landing benefits from a feature vaulted ceiling, creating a wonderful feeling of space and light. The spacious main bedroom overlooks the rear garden and features fitted wardrobes, while the second generous double bedroom overlooks the front of the property. A third bedroom and refitted family bathroom complete the first floor. The bathroom features fully tiled walls, a floating vanity unit, WC, panelled bath, walk-in shower and piped under floor heating.

Externally, the property benefits from a block-paved driveway to the front, providing parking for several vehicles, with gated side access leading to the landscaped rear garden.

Abutting the rear of the property is a block-paved patio, providing an excellent outdoor entertaining space with a dedicated BBQ area. Steps lead up to a lawned area, with a pathway continuing to the detached office, which benefits from power and water. The office houses a second integrated washing machine with space and power for a tumble dryer above, providing a practical and separate utility space.

Overall, this impressive family home offers a superb combination of stylish modern living, generous accommodation and practical outdoor space. Having been thoughtfully renovated throughout by the current owners, the property is presented in excellent condition and is ready for the next owners to move straight in. The landscaped rear garden, versatile office and excellent parking further enhance the appeal, while the convenient location within walking distance of Three Bridges station and local schools makes this an ideal home for families and commuters alike.





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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