



St. Marys Drive, Pound Hill

In Excess of **£440,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —





- NO CHAIN
- Three-bedroom semi-detached family home
- Off street parking for multiple vehicles
- Generous rear garden
- Large single garage with power
- Walking distance to Three Bridges station and Hazelwick school
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

An opportunity to acquire a three-bedroom semi-detached family home, built by Taylor Wimpey and situated on a generous plot, offering significant potential for future expansion (subject to obtaining the necessary planning permissions); within walking distance of both Three Bridges station and the 'outstanding' rated Hazelwick school.

The property leads into a spacious entrance hallway with stairs leading to the first floor. The hallway provides access to the living room, dining room and kitchen.

The living room offers a bright and airy ambience with ample space for two three-seater sofas and freestanding furniture. The dining room overlooks the sizeable rear garden. The well-equipped kitchen, also positioned at the rear, includes wall and base units, a sink unit, work surfaces, space for a gas hob, plumbing for washing machine and dishwasher, a fridge/freezer and a door leading to the garden.





Moving upstairs, the landing provides entry to all three bedrooms, the family shower room, and a loft with great potential for conversion or extension into additional bedrooms (subject to obtaining the necessary permissions).

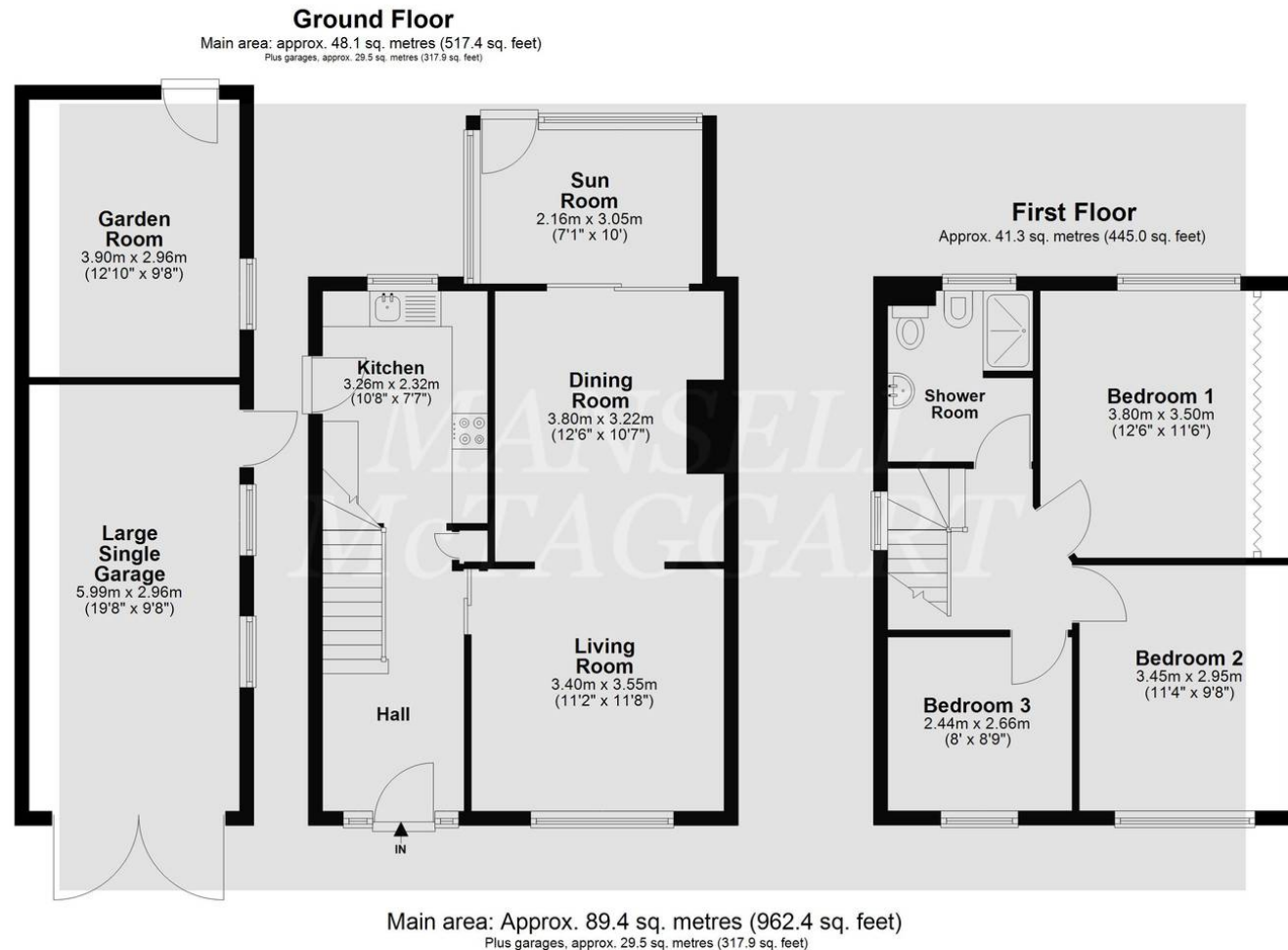
Bedrooms one and two are both double rooms, with views over the front and rear aspects, respectively, while bedroom three is a single room overlooking the front.

The shower room comprises of a shower unit originally converted from a full-length bath, low-level WC and wash hand basin.

Externally, there is side access leading to the private and large rear garden. A patio area abuts the property, with the rest laid to lawn.

Additionally, there is a large single garage featuring an up and-over door, power, and light off street parking for multiple vehicles to front.





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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.