



St. Marys Drive, Pound Hill

In Excess of £575,000

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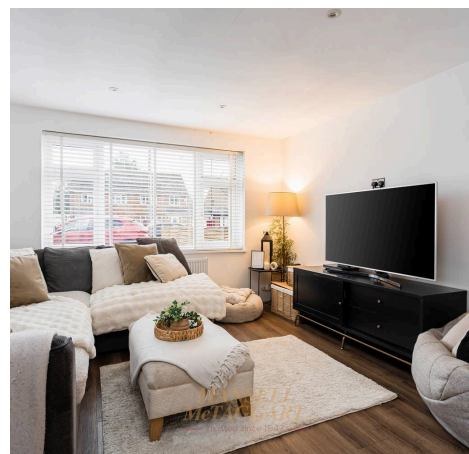




- Located within a highly sought after area of Pound Hill
- Finished to a high standard throughout
- Extended kitchen/dining room to rear
- Four bedrooms (three on first floor and master suite on second floor)
- Private driveway parking
- Substantial outbuilding with power, running water and gas heating
- Council Tax Band 'D' and EPC 'D'

Nestled within a highly sought after area of Pound Hill, with a private backdrop, this extended four-bedroom semi-detached family home offers generous and thoughtfully arranged living spaces across three floors.

Upon arrival, a welcoming entrance hall provides access into the living room, utility room and stairs ascending to the first floor. The double length living dining room sits to the front of the property, features hard oak flooring, a feature fireplace, horizontal radiator, inset spot lighting and an archway leading to the kitchen. To the rear, the stylish extended kitchen/dining room is well appointed with fully integrated appliances, ample workspace including an island and bi-folding doors that open to the garden.





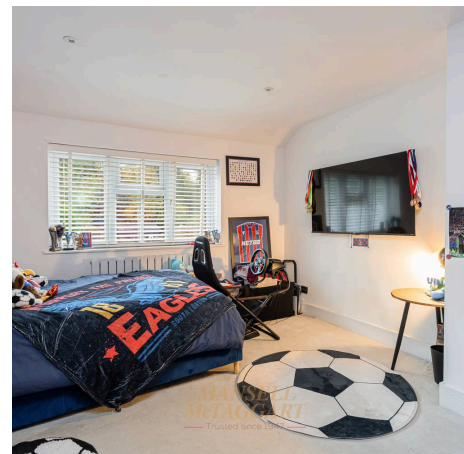
The first-floor hosts two spacious double bedrooms and a generous single bedroom. The family bathroom on this floor is finished to a high standard, boasting a bathtub, separate shower cubicle, wash basin with storage, low level WC, a heated chrome towel rail, and a frosted window for privacy.

Ascending to the second floor, the master suite comes complete with eaves storage, fitted wardrobes, a Juliet balcony and a contemporary en-suite shower room featuring a double length walk-in shower cubicle, WC, wall mounted wash hand basin, towel warmer, and a frosted window.

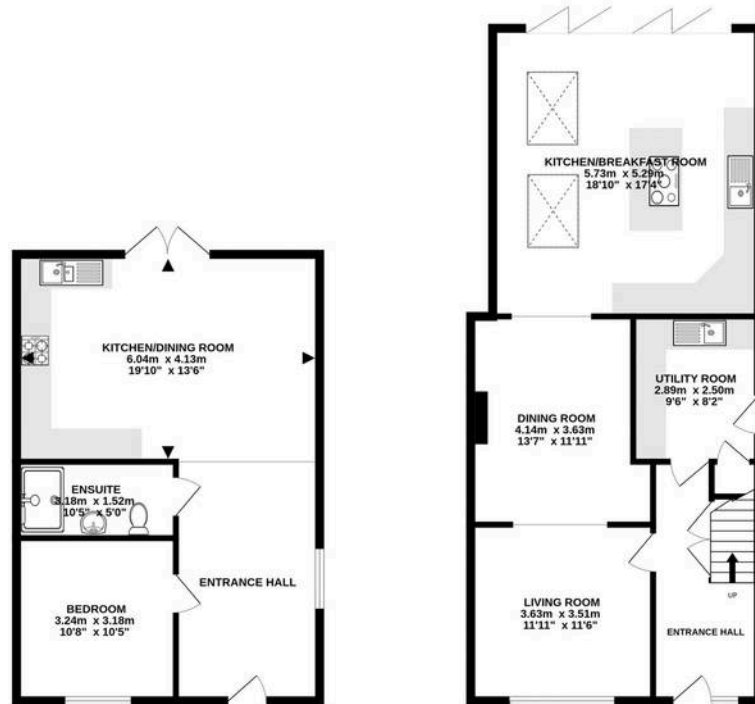
Externally, there is a private driveway providing off-road parking for two vehicles side by side and the original shared driveway leading to the side gate to the garden.

The garden itself offers an extended patio abutting the foot of the house with a footpath leading to the outbuilding at the rear of the garden, while the rest is artificial grass with some planted borders and flower beds, all enclosed by wooden panel fencing. With no properties behind the garden, you are treated by a secluded backdrop and plenty of peace and quiet.

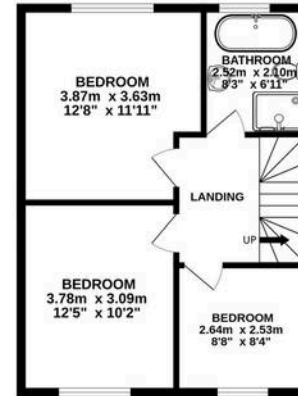
Completing the property is the substantial outbuilding, fitted with running water, power and gas. The outbuilding comprises a double bedroom, shower room with w/c, living room, open plan with the kitchen with French doors opening to a small garden.



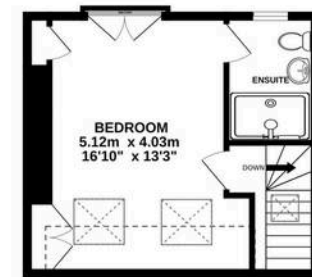
GROUND FLOOR
127.6 sq.m. (1374 sq.ft.) approx.



1ST FLOOR
43.9 sq.m. (472 sq.ft.) approx.



2ND FLOOR
28.4 sq.m. (306 sq.ft.) approx.



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TOTAL FLOOR AREA : 199.9 sq.m. (2152 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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