



Guide Price £450,000 - £475,000 Freehold

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**Hampden Close, Pound Hill, Crawley RH10 3ER**



Moore & Partners

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**This extended four double bedrooms, three-bathroom family home offers spacious accommodation throughout. Enjoy your coffee sitting in the modern kitchen/diner, relax with the family in the spacious lounge or entertain friends on the secluded sunken patio. Must View**

This substantial well-presented four double bedroom, three-bathroom property is located within Pound Hill with excellent access to Three Bridges train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property has been very well maintained and upgraded by the current owners. The two reception rooms, kitchen/diner, utility room and three bathrooms makes this an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features a generous garden, a superb sunken patio and an excellent level of décor throughout.

On entering the property, you walk immediately into the generous entrance hall with stairs to first floor. The entrance hall provides ample storage and is open to the re-fitted stylish open plan kitchen/diner. The 16'7" x 14'8" open plan kitchen / diner offers a great place for all the family to enjoy. The re-fitted kitchen/diner provides access to the extended family lounge, spacious side lobby area where you can access the utility room with w/c and the family room / playroom. The re-fitted kitchen benefits from a range of built-in appliances and offers a generous range of base and eye level units with work surface surround set against part tiled walls and flooring. Within the kitchen is a generous centre island which provides an ideal place for eating and enjoying a morning coffee. The extended family lounge is a great place to unwind and provides plentiful floor space for free standing sofas and additional furniture. From the lounge access is provided to an additional reception room which could be used as a study. A very handy utility room with a W/C is located off of the side lobby which is fitted with some base and eye level units with work surface surround and stainless-steel sink. Also located from the side lobby is the family room / playroom. A door from the side lobby provides direct access out to the side patio garden. From the first floor landing you can access the master bedroom, bedroom two, bedroom three, family bathroom and stairs to the second floor. The super-king size master bedroom suite offers ample floor space for a super-king size bed and benefits from built-in wardrobes with additional floor space for further free-standing bedroom furniture. A door leads nicely into the stylishly re-fitted en-suite shower room. Bedroom two is another excellent bedroom with a superb amount of floor space for free standing bedroom furniture. Bedroom three a small double bedroom. The family bathroom has also been re-fitted to a high-end finish and comprises of double walk-in shower, Jacuzzi bath, w/c and wash hand basin with a feature port hole window. A further staircase leads to the second-floor landing which accesses bedroom four and the second-floor shower room. To the outside the owners have created an amazing sunken patio seating area which runs the full length of the property. The patio provides an excellent degree of privacy and seclusion for all the family to enjoy all year round. To the rear of the property, you will find the rear garden which has been laid to patio and enclosed with panelled fencing to provide a good degree of privacy and seclusion. A gate to the rear of the garden provides rear access.



# Room Details

## Ground Floor

Entrance Hall	
Kitchen/Breakfast Room	16'7" x 14'8" (5.05m x 4.47m)
Family Lounge	18'8" x 14'8" (5.69m x 4.47m)
Family /Playroom	9'5" x 7'2" (2.87m x 2.18m)
Utility Room	8'0" x 7'1" (2.44m x 2.16m)
Study	8'8" x 5'7" (2.64m x 1.70m)

## First Floor

Landing	
Master Bedroom	19'8" x 10'8" (5.99m x 3.25m)
En-Suite Shower	7'8" x 5'5" (2.34m x 1.65m)
Bedroom Two	14'0" x 8'0" (4.27m x 2.44m)
Bedroom Three	8'11" x 8'4" (2.72m x 2.54m)
Family Bathroom & Shower	8'2" x 7'2" (2.49m x 2.18m)

## Second Floor

Landing	
Bedroom Four	18'4" x 7'2" (5.59m x 2.18m)

## Outside

Front Garden	
Extended Patio	
Rear Garden	



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

