



Guide £500,000 - £550,000 Freehold

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**Pound Hill, Crawley, RH10**

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**Moore & Partners**

A FOUR BEDROOM, THREE BATHROOM, FAMILY HOME SITUATED IN WORTH WITH POTENTIAL ANNEX ACCOMODATION. THREE BEDROOMS UPSTAIRS WITH AN EN-SUITE TO THE MASTER, BEDROOM FOUR IS ON THE GROUND FLOOR WITH EN-SUITE, TWO RECEPTION ROOMS, UTILITY ROOM & PARKING FOR TWO CARS.

Located within the beautiful neighbourhood of Worth is this well presented four-bedroom three bathroom detached property which is set within a very generous secluded plot. The property offers spacious accommodation throughout which would suite any family needs. Located within the catchment area for excellent Junior and Senior schools. The popular Milton Mount Park and Worth Way are a short distance away. The property is only one mile from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car North and South bound.

On entering the house, you walk immediately into the central entrance hall with doors leading to the lounge, second reception room, a downstairs WC and stairs that rise to the first floor. The door immediately to your left of the entrance hall opens into the w/c. To your right a door opens in to the lounge. An electric effect, feature fire place gives the room a great focal point and there is ample floor space for sizeable sofas & additional furniture. A large storage cupboard can be found under the stairs also. Double doors open into the kitchen/diner. The kitchen has a range of units with a complementary work surface with an integrated electric oven, gas hob with cooker hood above. There is also a free-standing fridge freezer and in the utility room there is a washing machine. Sliding patio doors which lead from the dining area into the rear garden make a great feature for those summer months. The garage has been converted on this property to create an additional reception room, which would work as either a study or a second lounge which would form part on an annex style set up on the ground floor. Reception room two is located just off of the entrance hallway and enjoys a view to the front, a door at the back of the room leads you through to the fourth bedroom which has its own door to the garden and en-suite shower room. These rooms make great additional accommodation lending themselves to many uses.

Rising to the first floor the landing gives access to all three bedrooms, family bathroom, loft hatch and airing cupboard. The master bedroom suite is light and airy and has a double free-standing wardrobe, a built-in cupboard above the stairs with hanging rail and an en-suite shower room incorporating a sink, WC and a window. Bedroom two is at the back of the house and has a double wardrobe with further space for a double bed and enjoys views of the rear garden Bedroom three is a single room that can hold a single bed & free-standing furniture. The family bathroom has been re-fitted and is not partly tiled with a fitted bath with shower over the top as well as a low-level WC and wash hand basin.

The rear garden is a real benefit to the property with its southern aspect, making the most of the British sunshine. The garden has a couple of different aspects to it, including a patio area and grassed lawn. Surrounding the garden there is a range of plants and shrubs. The front of the property is approached by a shared driveway which in turn gives access to the private driveway which can comfortably hold two cars. EPC Rating D.



# Room Details

## Ground Floor

Entrance Hall

Lounge 16'11" x 11'5" (5.16m x 3.48m)

Kitchen/Diner 15'1" x 12'0" (4.60m x 3.66m)

Utility Room 7'1" x 5'0" (2.16m x 1.52m)

Study/Reception Two 13'2" x 8'4" (4.01m x 2.54m)

Bedroom Four 11'3" x 8'8" (3.43m x 2.64m)

En-Suite Shower 7'0" x 5'0" (2.13m x 1.52m)

## First Floor

Master Bedroom 11'7" x 10'9" (3.53m x 3.28m)

En-Suite Shower 7'11" x 4'2" (2.41m x 1.27m)

Bedroom Two 13'0" x 8'0" (3.96m x 2.44m)

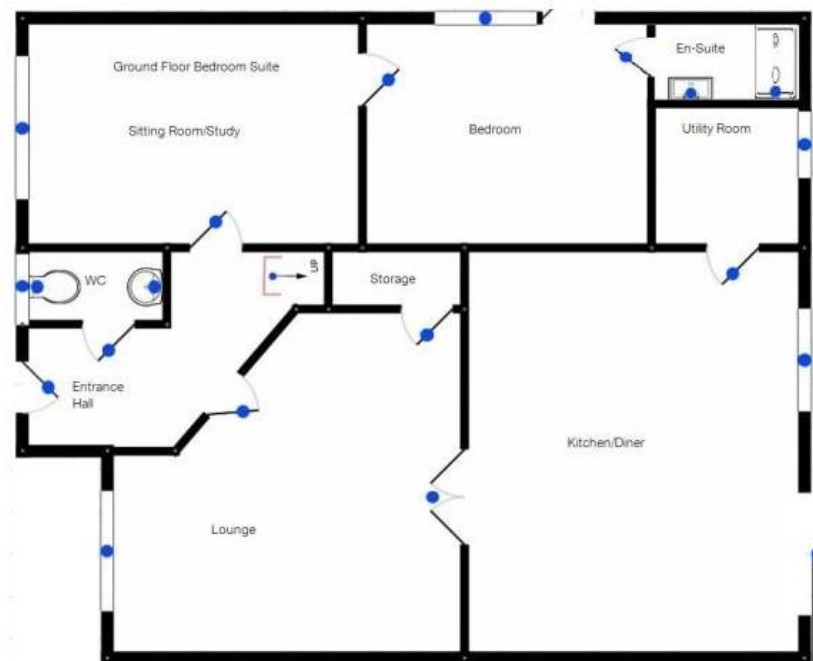
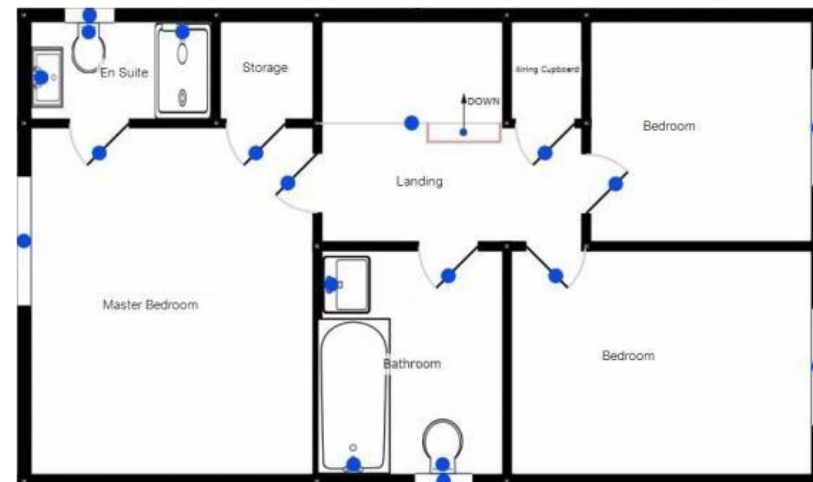
Bedroom Three 9'0" x 6'10" (2.74m x 2.08m)

Family Bathroom 7'11" x 5'0" (2.41m x 1.52m)

## Outside

Front Garden

Driveway for Two Cars



Floor plan is for illustration purposes only

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.

