



Guide Price **£375,000 - £400,000** Freehold

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Binny Court, Pound Hill, Crawley RH10 3UZ

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Moore & Partners

Guide Price £375,000 - £400,000.

This spacious three double bedroom end of terrace house is located within Pound Hill and just 1 mile from Three Bridges Train Station. Offering excellent accommodation throughout with the added benefit of a conservatory. The rear garden is superb feature to this property. No Onward Chain.

Located in Binney Court, Pound Hill this spacious three double bedroom end of terrace property will fulfil all your family's needs. Situated within the catchment area for Milton Mount and Hazelwick schools. The popular Milton Mount Park is just a very short walk away along with Peterhouse Parade of shops. The property is located just 1 mile away from Three Bridges Train Station with its fast commuter links to London (37 Minutes). Junction 10 of the M23 is easily accessible to both North to the M25 or South to Brighton.

On entering the property, you walk into the entrance hall which provides access to the downstairs W/C and inner hallway. From the inner hallway you will find the stairs to the first, an opening through to the kitchen/breakfast room and a door to access the family lounge. The family lounge is located at the front of the property and offers plentiful floor space for free standing sofas and lounge furniture. The lounge enjoys plenty of natural light which filters through for the large bow window overlooking the front garden. The spacious kitchen/breakfast room is located at the heart of this property which provides access into the double-glazed conservatory. The modern kitchen is fitted with a generous range of base and eye level units with worksurface surround. Within the kitchen there are some built in appliances with space for all other white goods. (The current free standing white goods can be left as part of the sale) A window overlooks the wonderful rear garden. Open to the kitchen area is the breakfast area which can comfortably cater for a 4/6-seater table and chairs. Within this area are further built-in low level and overhead storage cupboards with a recess for the American Fridge Freezer. An opening leads nicely through to the spacious conservatory which is ideal for relaxing in or as a children's playroom.

The first-floor landing provides access to bedrooms and the family bathroom. The 18'1" x 8'5" super-sized master bedroom offers excellent floor space for all your bedroom furniture. There are two windows which look out over the rear garden and allow plenty of natural light to flood through. Bedroom two is a generous double bedroom with adequate floor space for free standing bedroom furniture. Bedroom the three is a double bedroom located to the front of the property. The family bathroom has been refitted with a white three suite set against tiled walls and flooring. The bathroom also provides a wall mounted shower over the bath which is accompanied by a glazed shower screen.

To the outside there is small front garden and pathway which leads down the side of the property where the front door is located along with the wooden side gate which provides side access into the rear garden. The rear garden is a real feature to the property and has been completely re designed within the last two years. An expansive patio offers excellent space for seating and all your additional garden furniture. To the rear of the garden your will find an area of level lawn which is enclosed with panelled fencing for privacy and seclusion. Located in the garden is the wooden detached outbuilding which is split into two. One area provides storage and the other is set up as an outside bar.



Room Details

Ground Floor

Entrance Hall

Downstairs W/C

Kitchen/Breakfast Room 18'0" x 7'10" (5.49m x 2.39m)

Family Lounge 18'0" x 10'5" (5.49m x 3.18m)

Conservatory 10'8" x 10'5" (3.25m x 3.18m)

First Floor

Landing

Master Bedroom 18'1" x 8'5" (5.51m x 2.57m)

Bedroom Two 10'9" x 10'9" (3.28m x 3.28m)

Bedroom Three 9'10" x 6'10" (3.00m x 2.08m)

Family Bathroom 7'1" x 6'11" (2.16m x 2.11m)

Outside

Front Garden

Rear Garden

Single Garage En-Block



These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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.

