



Leighlands, Pound Hill  
£625,000

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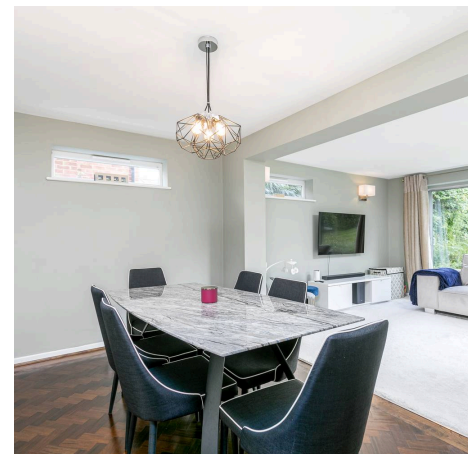
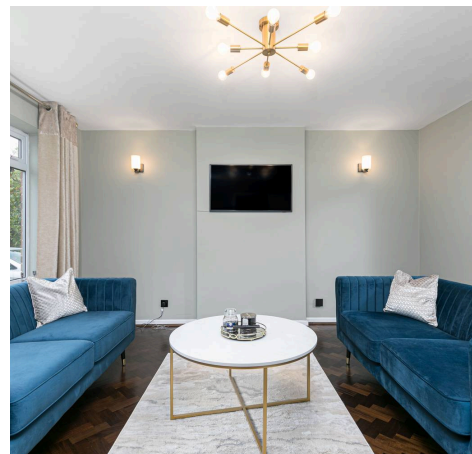


- Detached home with scope to extend (STPP)
- No onward Chain
- Large, private rear garden
- Prime, sought-after road in Pound Hill, Crawley
- Walking distance to Three Bridges station
- Council Tax Band 'E' and EPC 'D'

A rarely available three double bedroom detached family home, occupying a generous plot with the scope to extend into your forever home, located in a desirable residential road in Pound Hill. The property has been improved and updated by the current owners and is offered with NO ONWARD CHAIN.

To the front of the house is an enclosed porch with space for shoes and coats and an internal door taking you through to the entrance hallway. Here there is a useful double storage cupboard, stairs to first floor with recess beneath, finished with original parquet flooring and access to the re-fitted downstairs cloakroom comprising WC and wall mounted wash hand basin.

On your left is one reception room, currently used as a formal family room overlooking the front aspect, laid to carpet with original parquet flooring beneath and double doors opening to the living/dining room. The living/dining area is a wonderful room for entertaining with windows and doors directly accessing the rear garden and ample space for both dining room furniture and sofas. This room has been extended by the previous owners and is of dual aspect with parquet flooring running through the dining area.



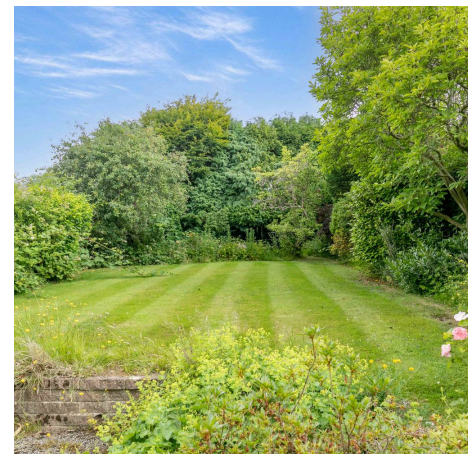
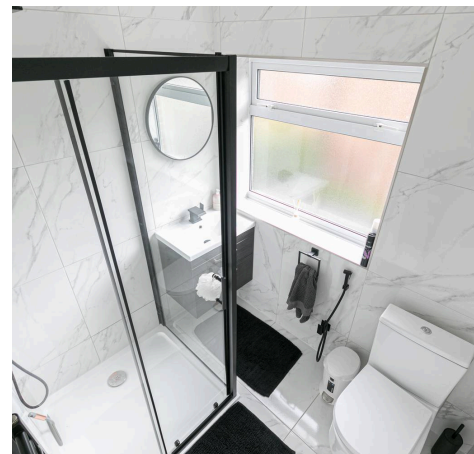




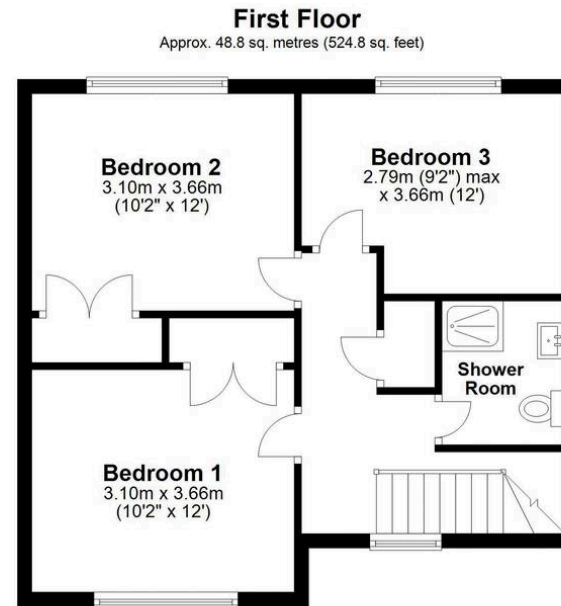
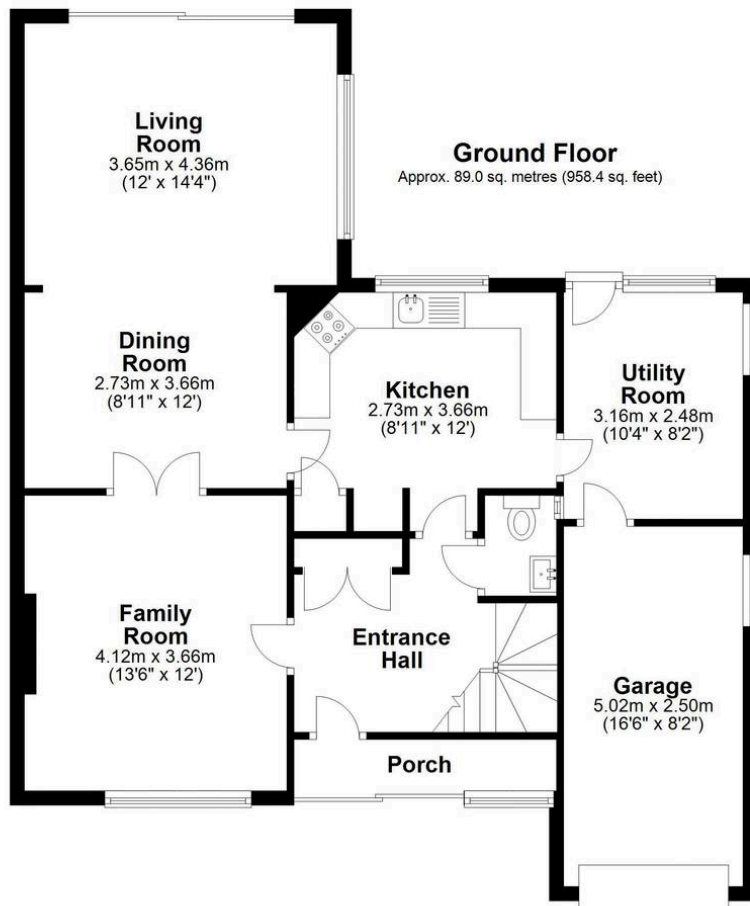
Also situated to the rear is the kitchen, fitted with a range of wall and base units incorporating cupboards and drawers with work tops over, integrated double eye level electric oven with separate gas hob and extractor hood above, space and plumbing for washing machine and space for free standing fridge/freezer. A large window overlooks the rear garden with stainless steel sink unit beneath and a door leading to the utility room. Here there is further space for white goods as well as the wall mounted boiler, access to the rear garden and the single garage.

Heading upstairs, the first floor landing has a large window to front allowing in plenty of natural light, access to the loft and airing cupboard. Bedrooms one and two are both generous double rooms overlooking the front and rear respectively and both benefit from built in double wardrobes. Bedroom three is a smaller double room, again overlooking the rear.

Finally, the family bathroom has been re-fitted into a modern and contemporary shower room comprising a double length walk-in shower with rain head style shower unit, low level WC and wash hand basin with vanity storage beneath and opaque window to side.



Outside, the front of the house has two areas of lawn and a pathway leading to the porch with a private driveway and the potential for additional off-road parking by removing some of the lawn. Gated side access leads to the private rear garden, which is a real feature of this home, being laid to a large expanse of turf with mature tree and hedged borders and a patio area abutting the foot of the house.



Total area: approx. 137.8 sq. metres (1483.3 sq. feet)

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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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