



## The Garrones, Pound Hill

In Excess of £425,000

**MANSELL  
McTAGGART**  
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- Semi detached family home
- Three bedrooms
- Within walk distance of Three Bridges mainline station
- Spacious living room
- Refitted kitchen/dining room with integrated appliances
- Refitted bathroom
- Rear garden with artificial lawn and raised decking
- Off road parking and garage
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

A well-presented and spacious, three-bedroom semi-detached family home located within a quiet cul-de-sac in the highly desirable area of Pound Hill, this well-maintained home offers a fantastic opportunity for first time buyers or those looking to upsize. Ideally positioned within easy reach of local amenities, excellent schools, and transport links, including walking distance to Three Bridges mainline station, this property combines comfort, convenience, and a welcoming community setting.

This briefly comprises; entrance porch leading through into the spacious living room with plenty of natural light and stairs rising to the first floor; the heart of the home is the modern fitted kitchen/dining room that flows into the conservatory at the rear. The recently fitted kitchen includes a range of wall and base units, integrated appliances including eye-level oven, fridge/freezer, induction hob, and dishwasher, a breakfast bar, and space for a dining table. Sliding patio doors open into the conservatory, which houses plumbing and drainage, for a built-in washing machine unit, and double French doors lead out to the rear garden.

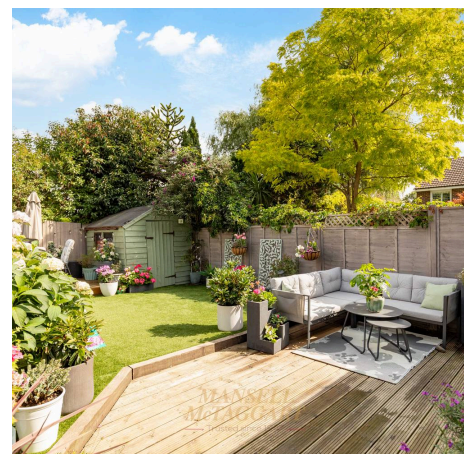


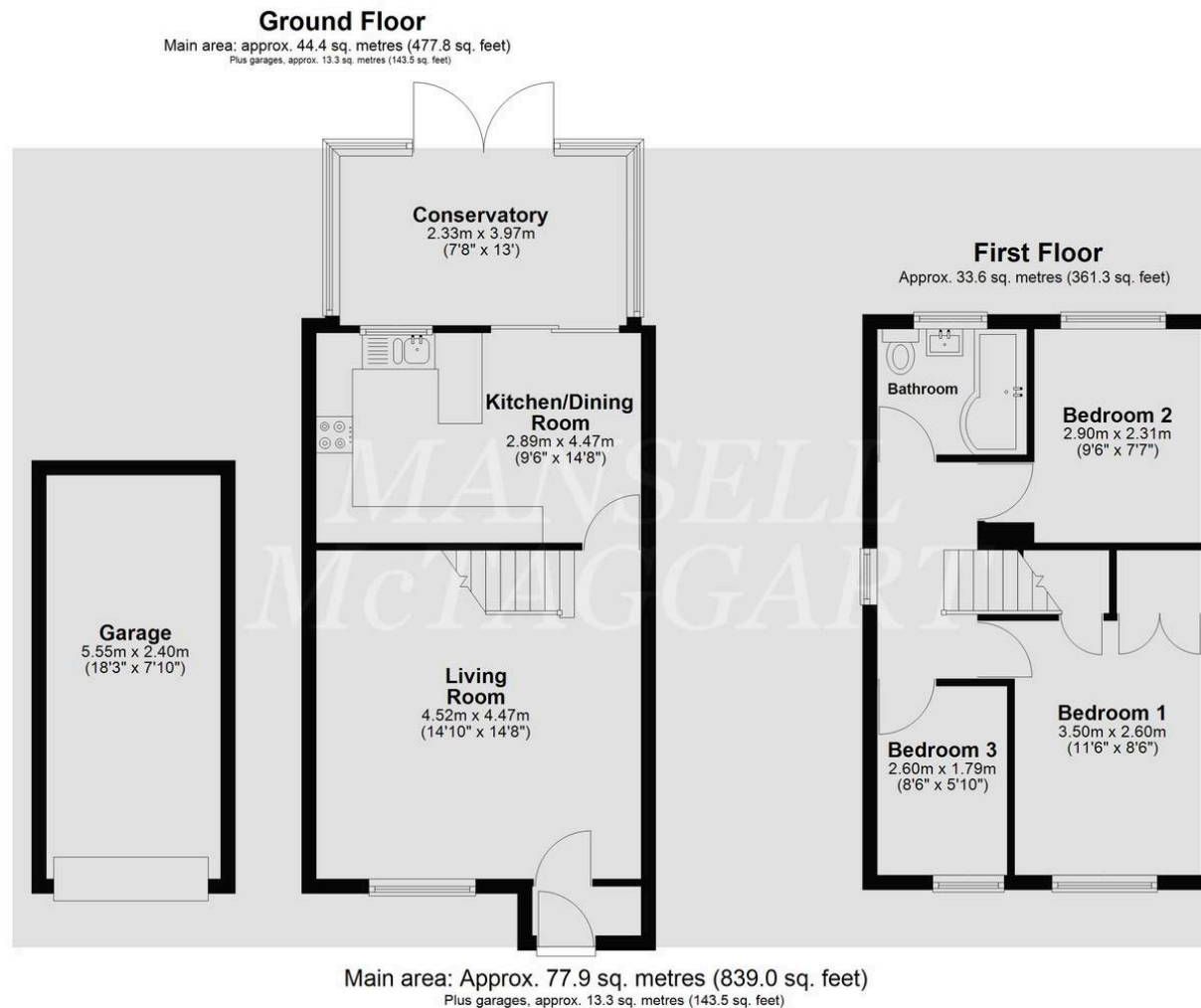


Upstairs offers a generous size main bedroom with fitted wardrobes; a second double bedroom; third single bedroom (with option to reinstall a made-to-measure single bed frame and mattress). The contemporary family bathroom features a L-shaped panelled bath with glass shower screen, vanity unit, low level W.C and tiled floors and walls. The home further benefits from a newly installed gas central heating system with a modern boiler fitted in the loft.

Externally, the property boasts driveway parking to the front leading to a single garage, ensuring parking provisions for vehicles. The front garden is complete with an expanse of lawn and pathway to the front door, while a gated side entrance leads into the low-maintenance rear garden complete with a decked area abutting the rear of the property, raised decking to the back of the garden with a garden shed and the remainder laid with artificial lawn for year round appeal..

This property offers a fantastic opportunity for those seeking a family home in a convenient and well-connected location. With its spacious interior, practical layout, and desirable features, this property is sure to appeal to a variety of buyers looking to establish roots in a welcoming community.





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 buyer.  
Plan produced using PlanUp.

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