



St. Catherines Road, Pound Hill

Guide Price £525,000 – £550,000

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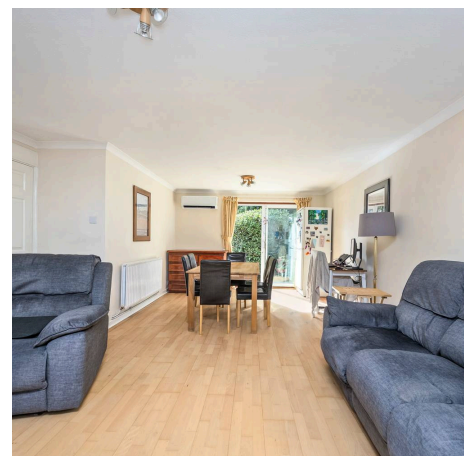
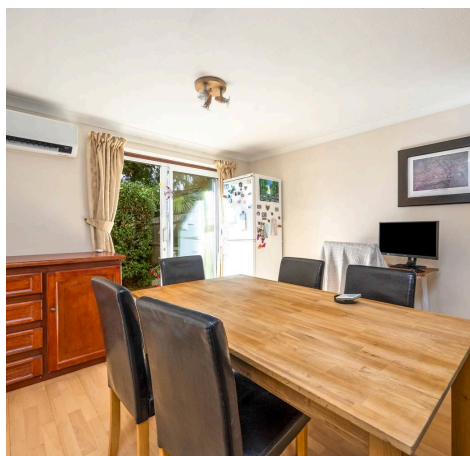




- Four bedroom detached family home
- Popular location in Pound Hill with local amenities and Three Bridges train station within easy reach
- Over 1450 sq.ft of living accommodation, garage and workshop
- Spacious living/dining room
- West facing rear garden and off road parking
- Air conditioning to the living room, main bedroom, second bedroom, garage and workshop
- Solar panels: 4 kW on east facing roof and 4 kW on west facing roof giving a maximum potential output of 6 kW - limited by the inverter. Battery storage capacity: 15 kWh
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'A'

A spacious and well-designed four bedroom detached family home, situated in a sought-after location within Pound Hill, close to local amenities and access to Three Bridges mainline railway station. The property benefits from solar panels on the roof to the front and rear, with a well-equipped system offering back up batteries and smart EV charging.

With approximately 981 sq.ft of living accommodation, the property also boasts a 187 sq.ft garage and a 284 sq.ft versatile workshop bringing the total useable space to approximately 1450 sq.ft. This briefly comprises: "L" shaped entrance hall with plenty of space for shoes and coats with understairs storage; cloakroom with wash hand basin and low level W.C; a fitted kitchen with a range of wall and base units, eye-level double oven, 5-ring gas hob and extractor hood over with further space for undercounter fridge; a bay fronted living room looks out to the front of the property with a spacious dining area to the rear with sliding patio doors and an air conditioning unit.

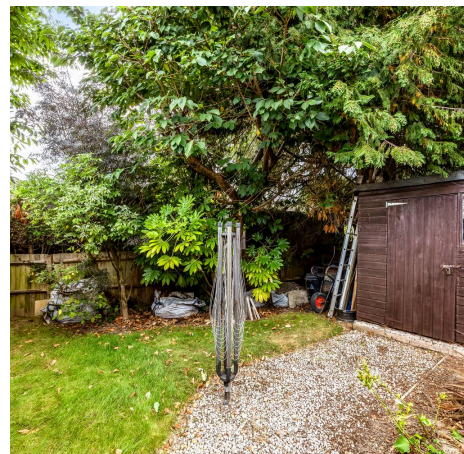
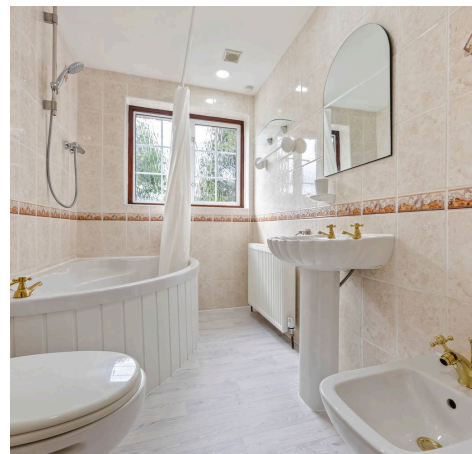
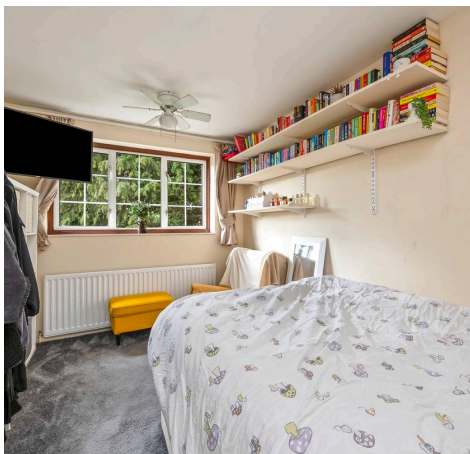




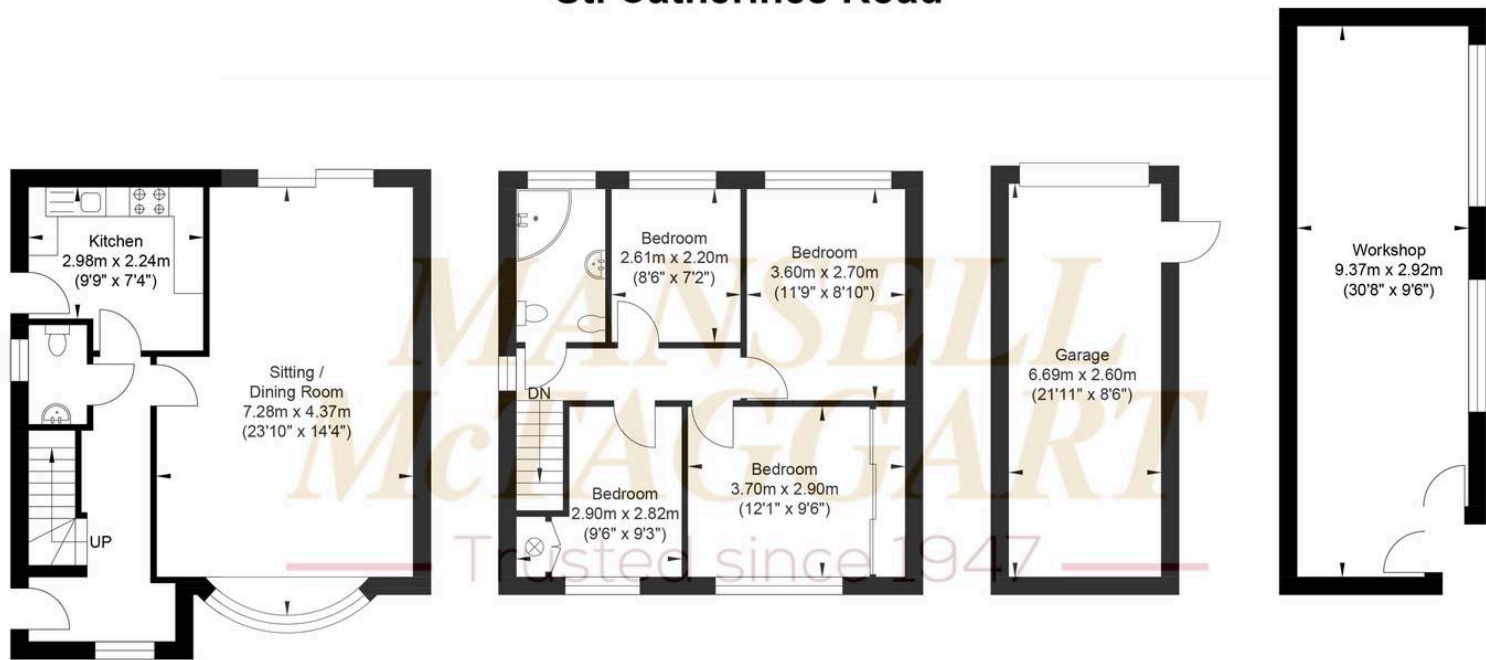
Upstairs features a main bedroom with double fitted wardrobes; a second double bedroom both with air conditioning units fitted; a further double bedroom and a generous size single bedroom with air cupboard and solar diverter for the immersion heater; a family bathroom completes the living accommodation finished with fully tiled walls, corner bath with shower curtain, a bidet and wash hand basin and W.C.

Externally, the property has driveway parking to the front for two vehicles with fully fitted smart EV charger leading to the garage which features power, light, plumbing and drainage with the washing machine and tumble dryer currently housed at the rear. Also within the garage is an air conditioning unit, batteries for the solar panels along with a central control unit. Gated side access is provided to the west facing rear garden with a patio abutting the rear of the property, mature shrubs and hedging with an expanse of lawn. A 280 sq.ft workshop complete with two generous size windows and a final air conditioning unit.

The property features fully approved solar panels: 4 kW on east facing roof and 4 kW on West facing roof giving a maximum potential output of 6 Kw - limited by the inverter. Battery storage capacity for 15 kWh. Two Samsung external air conditioning units which feed to control units in the living room, first two bedrooms, garage and workshop. NO ONWARD CHAIN



St. Catherines Road



Ground Floor
Approximate Floor Area
510.74 sq ft
(47.45 sq m)

First Floor
Approximate Floor Area
470.27 sq ft
(43.69 sq m)

Garage
Approximate Floor Area
187.18 sq ft
(17.39 sq m)

Workshop
Approximate Floor Area
284.92 sq ft
(26.47 sq m)



Approximate Gross Internal Area (Excluding Garage / Workshop) = 91.14 sq m / 981.01 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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