



St. Marys Drive, Pound Hill

Guide Price **£435,000 – £450,000**

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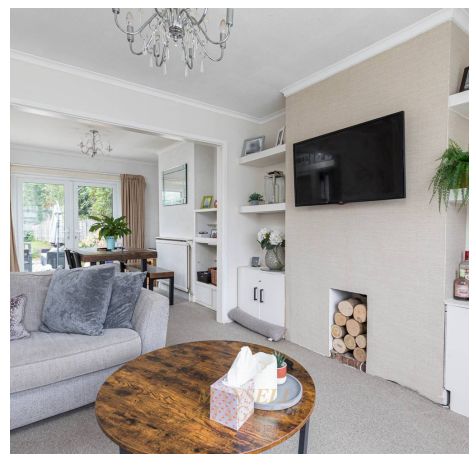


- A well-designed three-bedroom semi-detached family home
- Scope for further enlargement and loft conversion (subject to planning)
- Private driveway and shared driveway leading to a single detached garage with access to the garden
- Entrance hall-Living room-Dining room-Kitchen
- Two good-sized double bedrooms, a single bedroom, and a bathroom
- Walking distance to Three Bridges station, local amenities, and Hazelwick school
- Over 100 feet of West facing the rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'E'

A well-designed and attractive three-bedroom semi-detached family Home built by Taylor Wimpy with enormous scope for further enlargement and loft conversions, subject to necessary planning permission.

The property is approached by a shared driveway leading to a private parking area and access to a single detached garage.

The property leads into a spacious entrance hallway with stairs leading to the first floor, featuring an under-stairs cupboard. The living room is a good size, featuring a bay window that faces the front of the property.



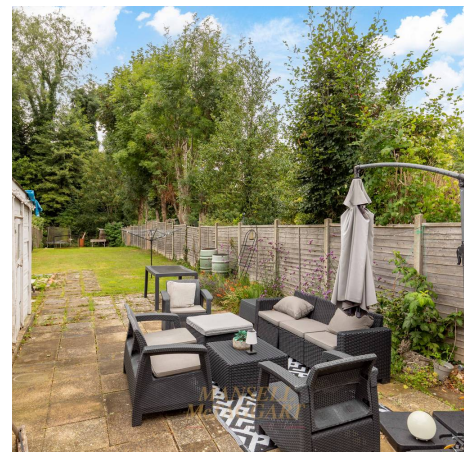


It has bespoke shelving and storage cupboards, providing ample space for a two- or three-seater sofa and freestanding furniture. The dining room has patio doors leading into the large garden again, with space for a six-person table.

The kitchen is fitted with a range of all base units, a sink unit, roll-top work surfaces, and an over-walk-in space for a fridge, freezer, cooker, oven, and washing machine.

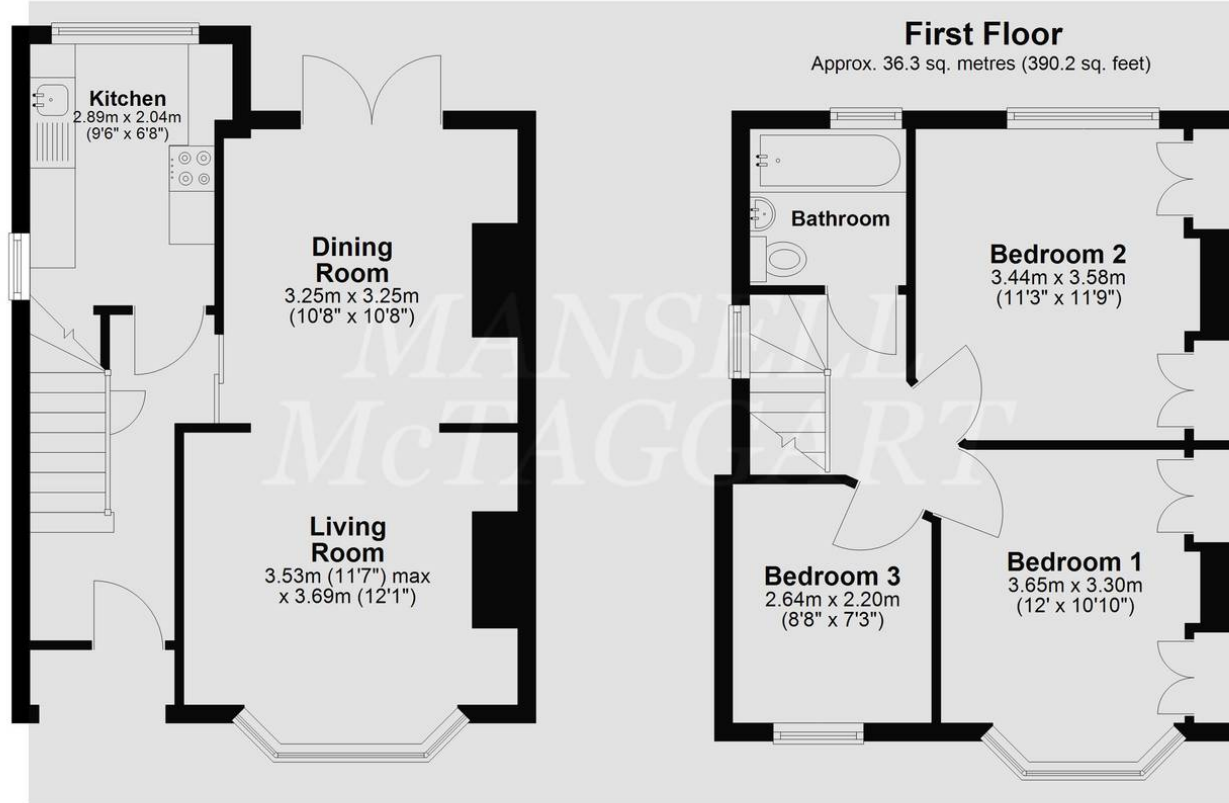
Moving upstairs, there are two good-sized double bedrooms, some with fitted wardrobes, a further single bedroom, and a family bathroom comprising a panel bath, shower unit, sink, low-level WC, recessed spotlights, and a heated towel rail.

There is access to the large, approximately hundred-foot garden, which is made of a patio and lawn with wooden panel fencing.



Ground Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 73.0 sq. metres (785.5 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 buyer. Plan produced using PlanUp.

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