



Burns Road, Pound Hill
£495,000

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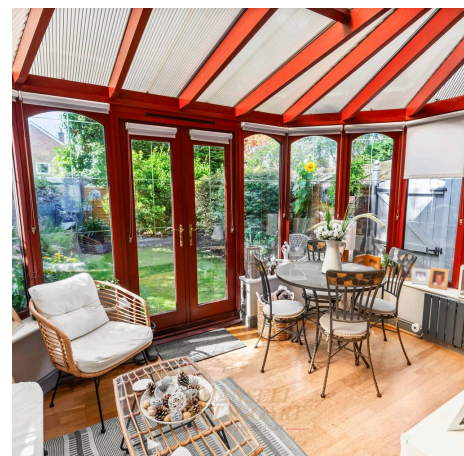
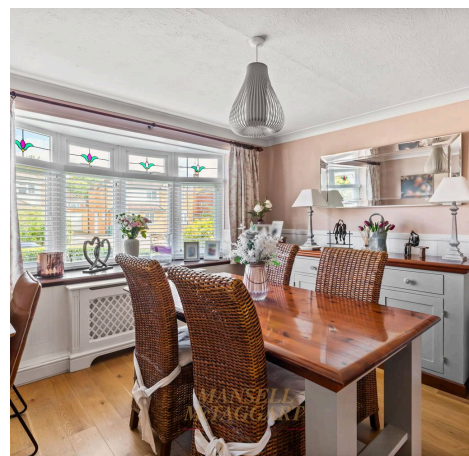




- Located in the desirable district of Pound Hill, just a short walk to Three Bridges station
- Extended semi-detached family home
- Living room | Dining room | Conservatory
- Three generous bedrooms
- Shared driveway and single garage
- West facing rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

Welcome to this beautifully extended three-bedroom semi-detached family home, located in the highly sought-after Pound Hill district. Situated just a short walk from Three Bridges station, this property offers convenience and connectivity in a sought after residential setting.

Upon entering, you are greeted by a spacious hallway featuring a staircase leading to the first floor, space for shoes and coats, and convenient understairs storage. To your left, the dining room boasts a front-facing aspect, providing ample space for a six to eight seater dining table and chairs. Flowing seamlessly from the dining room is the inviting living room, complete with a feature electric fireplace providing a central focal point and French doors that open up to the conservatory. The flexible layout allows for the dining and living rooms to be interchanged according to your preference. The kitchen, designed in an attractive galley style, offers plenty of cupboard and countertop space, along with room for essential appliances.



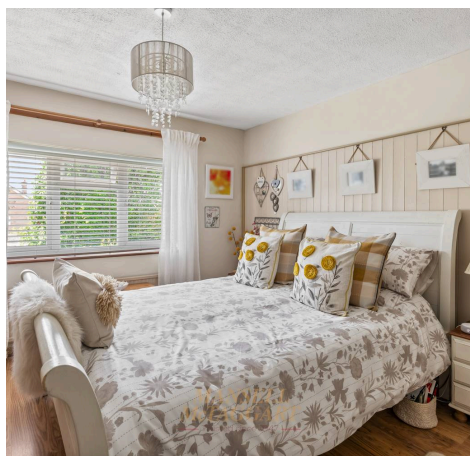


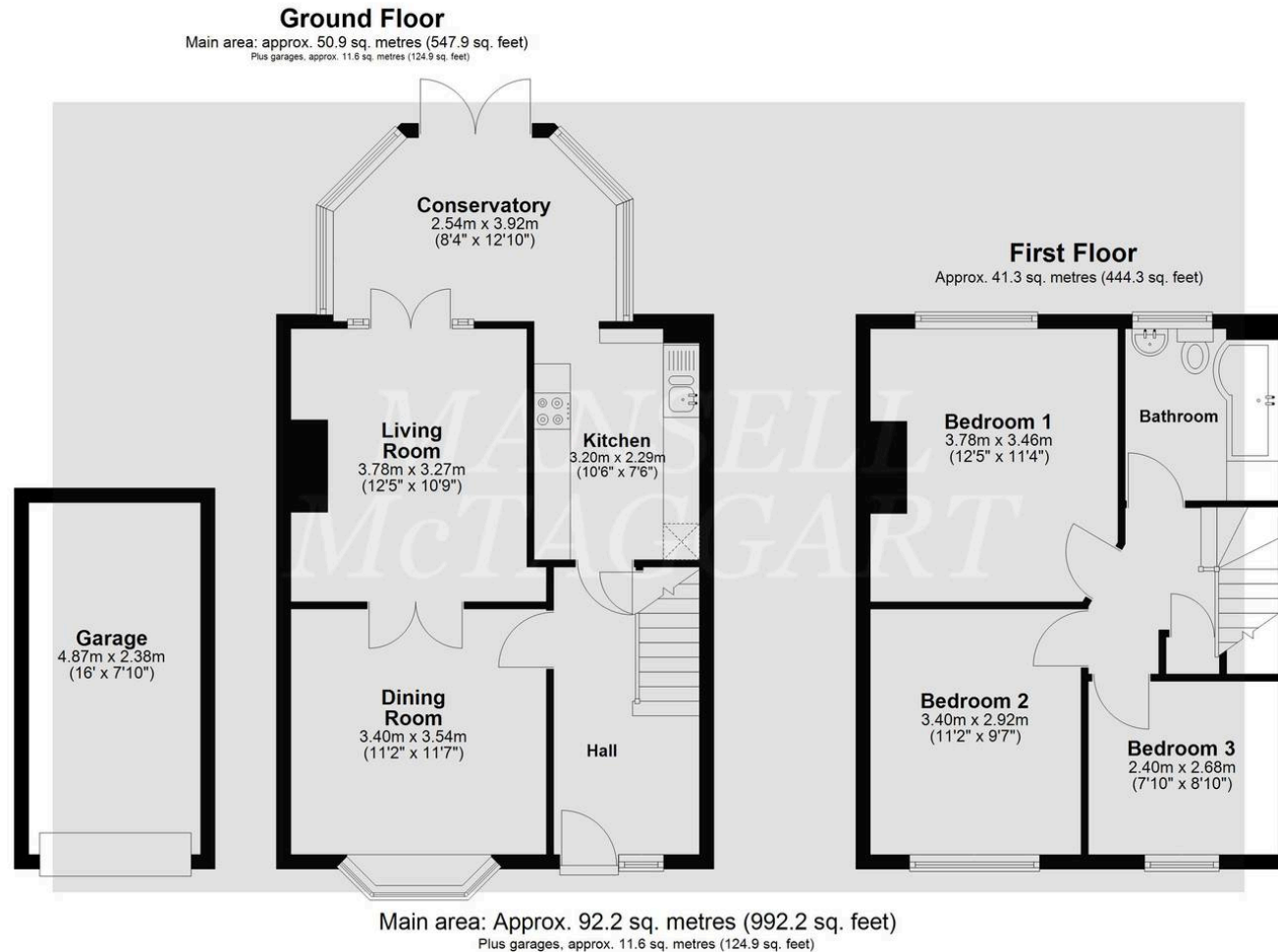
An adjoining entrance from the kitchen leads directly to the conservatory, a delightful additional reception room spanning the full width of the house. Constructed of quarter brick walls and a polycarbonate roof, the conservatory provides stunning views of the garden and serves as a versatile space for relaxation and entertainment.

Ascending to the first floor, the landing provides access to all three bedrooms, the family bathroom, a loft space, and a convenient storage cupboard. The primary bedroom overlooks the rear garden, while the second bedroom offers front-facing views and is another double room. The third bedroom, currently utilised as a dressing area, is a spacious single room also overlooking the front with the benefit of fitted wardrobes. The family bathroom is elegantly appointed with a white suite, comprising a panelled curved bath with a rain head shower attachment, a wash hand basin, a low-level WC, and an opaque window that allows natural light and ventilation to filter in.

Outside, a shared driveway leads to a detached single garage at the rear of the property, complete with an up and over door, power, and lighting. The front garden, presently laid to lawn, offers potential for conversion into a private drive if desired.

A gated entrance opens to the west-facing rear garden, featuring a levelled lawn, assorted planted borders, and a small patio area. The whole of the garden is enclosed by fencing, ensuring privacy and security.





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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