



Woodlands, Pound Hill

£750,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



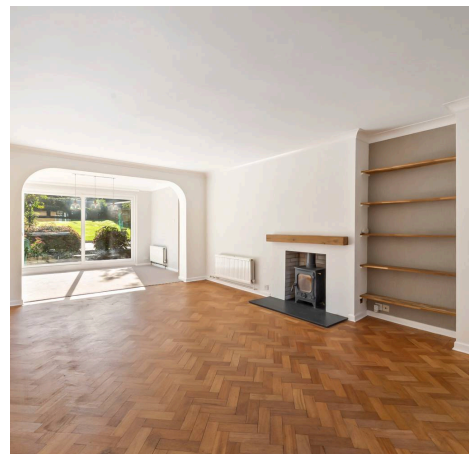


- NO CHAIN
- Council Tax Band 'F' and EPC 'C'

Situated in a particularly desirable area of Crawley and within walking distance of Three Bridges station, this much improved 5/6 bedroom detached family home offers versatile accommodation, ample parking and a generous rear garden.

A covered entrance porch leads into an entrance hallway, with tiled flooring. There is a downstairs shower room fitted with a double walk-in shower, wash hand basin with vanity storage below and low-level WC, with windows to the side allowing in plenty of natural light. A separate utility room to the rear of the garage has a door to the side with low-level shower which is ideal for pets, space and plumbing for a washing machine and space for a tumble dryer. What remains of the garage is accessed via an up and over door and provides useful additional storage, as well as housing the boiler.

The family room has a built-in cupboard with further larder-style storage and is open to the kitchen, which is fitted with a range of wall and base units, sink/drain unit set in worktops with space for a range style cooker, space and plumbing for a dishwasher and space for an American-style fridge/freezer.

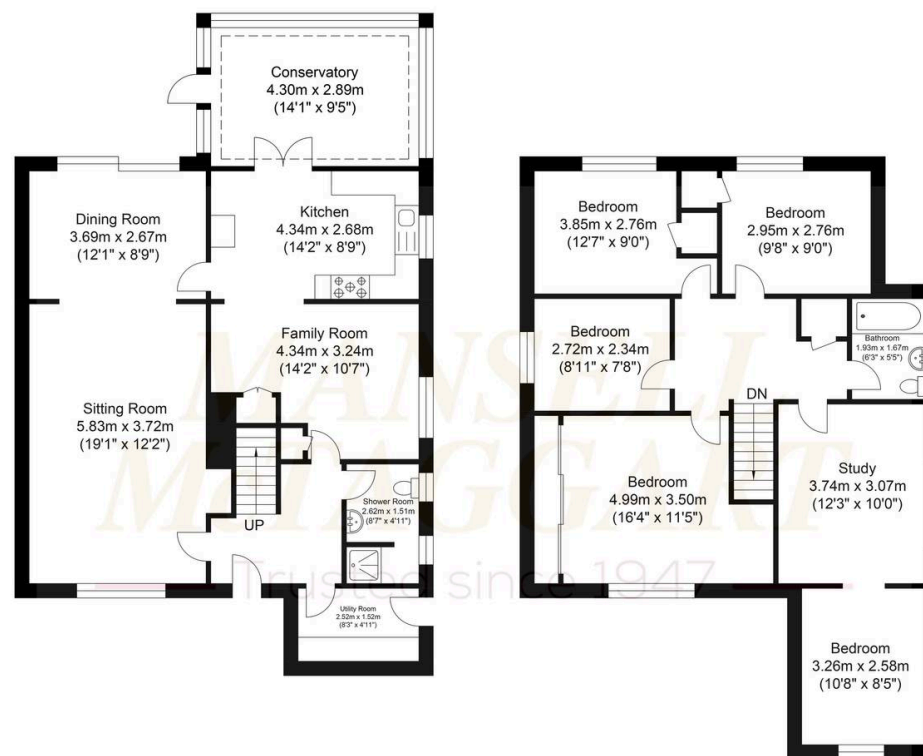




Stairs from the entrance hall lead to the first floor landing, giving access to the airing cupboard and boarded loft. Upstairs has been recently redecorated and recarpeted throughout. The principal bedroom is a generous double room with a recess that would be ideal for a dressing area or potentially an en-suite (subject to the necessary permissions). The upstairs accommodation is versatile in nature, with bedrooms two and three previously used as an independent bedroom and living room, though both being double rooms in their own right (bedroom three accessed via bedroom two). Bedrooms four and five are further double rooms with built-in wardrobes. Bedroom six is a single room with window to the side, which could easily be reincorporated into the principal bedroom as either a dressing room or an en-suite, subject to the removal of a stud wall. The family bathroom has a frosted window to the front and comprises a panel bath with wall mounted shower, low-level WC and wash hand basin with vanity storage below; the room is finished with tiled walls, laminate flooring and a towel rail.

Outside, the property has a driveway with space for up to three vehicles. There is side access to both sides, leading to the private rear garden. This is a generous size with a new patio abutting the rear of the property and the remainder mainly laid to lawn. There is an additional seating area and timber garden shed, the whole enclosed by wooden panel fencing to two sides and brick wall to the rear.





Ground Floor
Approximate Floor Area
936.24 sq ft
(86.98 sq m)

First Floor
Approximate Floor Area
816.11 sq ft
(75.82 sq m)

Approximate Gross Internal Area = 162.80 sq m / 1752.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.