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**St. Marys Drive, Pound Hill**

Offers in Region of **£625,000**

**MANSELL  
McTAGGART**  
Trusted since 1947







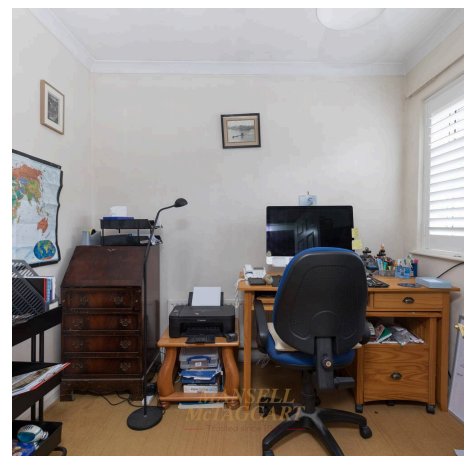
- Imposing detached family home
- Short walk to Three Bridges station
- Downstairs cloakroom
- Living room | Study | Kitchen/dining room
- Four bedrooms
- Sizable plot with large, private rear garden
- Driveway parking for numerous vehicles and single garage
- Council Tax Band 'D' and EPC 'D'

An imposing and largely extended detached family home situated within a short walk of Three Bridges station, boasting a large plot, three reception areas and four bedrooms.

The entrance porch welcomes you, leading seamlessly into a spacious hallway with stairs ascending to the first floor. The ground floor boasts a coats/boot room providing access to the downstairs cloakroom, a practical touch for busy households.

On your right is the large 'L' shaped dual aspect living room flooded with natural light through patio doors opening to the rear garden and further window to front. There is ample room for a couple of family sofas as well as all your living room furniture requirements. A separate study off the living room offers a quiet retreat with a view to the front.

The heart of the home lies in the open plan kitchen/dining room at the rear, featuring a modern kitchen with integrated appliances and soft close cupboards, complimented by a dining area spacious enough for a six-seater table and chairs.





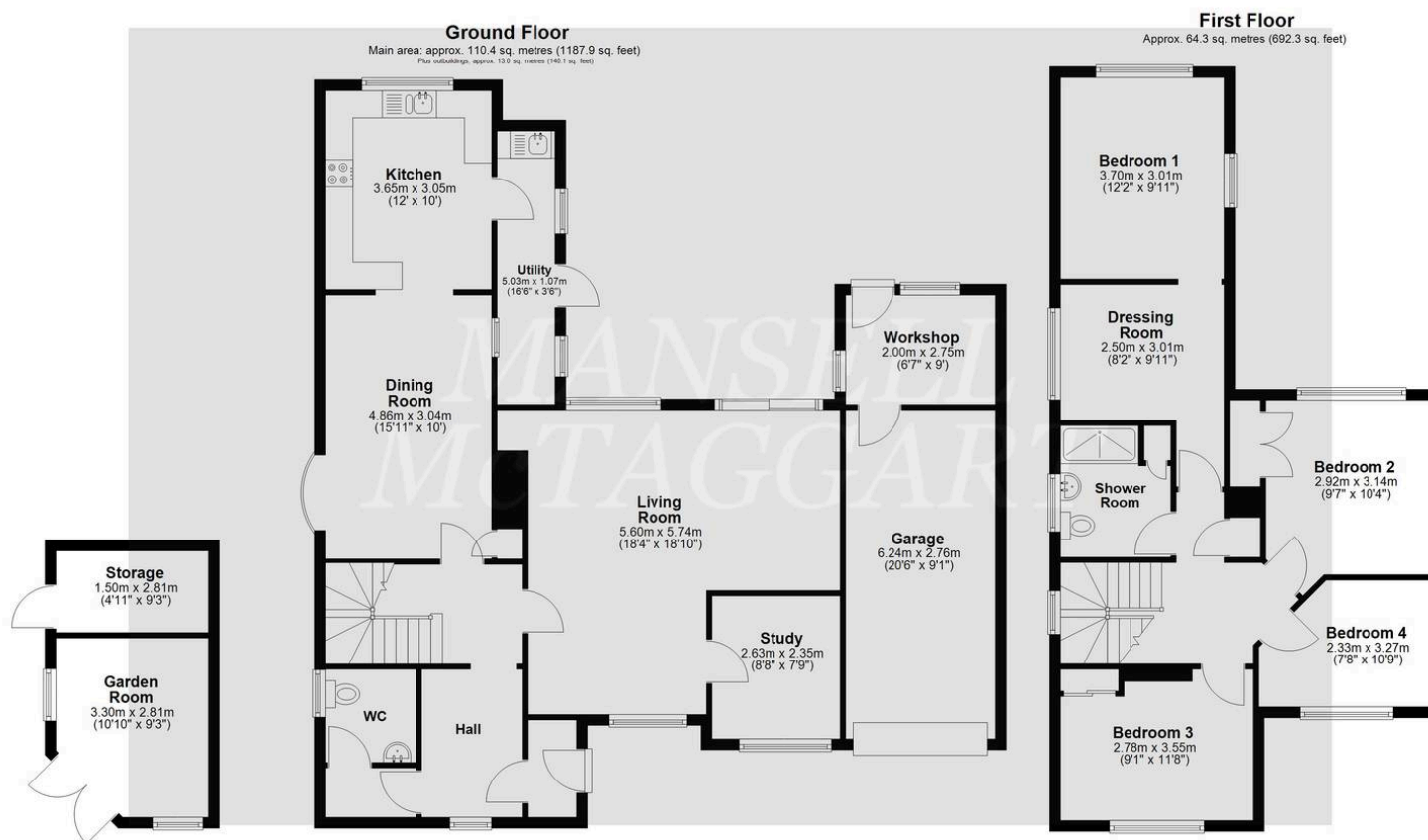


A utility room off the kitchen provides additional storage and white goods space, with a convenient access point to the garden completing the functionality of the ground floor.

Ascending to the first floor, the landing offers access to four well-proportioned bedrooms and a modern family shower room, as well as an airing cupboard for added storage convenience. The principal bedroom stands out with its dual aspect view of the rear garden, forming part of the extension and includes a dressing room that could be converted into an en-suite. Bedrooms two and three both feature built-in wardrobes and delightful views to the front and rear respectively, while the fourth bedroom provides flexibility as a single room overlooking the front. The family shower room impresses with a stylish suite, complete with a double length walk-in shower with rainfall shower unit over, low-level WC, wash hand basin with vanity storage and opaque window.

Externally, the property boasts a private driveway accommodating several vehicles, screened to the front with tall hedging. The single garage has power, light, and a workshop to rear. Gated side access leads to the generous, secluded rear garden, which showcases an expansive levelled lawn, mature trees and hedging, and a paved patio area with a rear canopy. Additionally, a garden room presents versatile usage as a home office, gym, or studio, complete with a useful shed area for storage or hobby use.





Main area: Approx. 174.7 sq. metres (1880.2 sq. feet)  
Plus outbuildings, approx. 13.0 sq. metres (140.1 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.

# Mansell McTaggart Crawley

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