



Woodlands, Pound Hill

In Excess of £725,000

**MANSELL
McTAGGART**
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- 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. The property is offered with NO ONWARD CHAIN and has been recently redecorated and re-carpeted, making it ideal for anyone looking for a quick move.

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 widows 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 (we are advised that this was serviced in December 2024).

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/drainer 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. Double doors from the kitchen lead out to the conservatory, which has windows to the rear and side with door out to the garden; the roof has been replaced by the current owner and heating via a radiator makes this a useable space all year round.



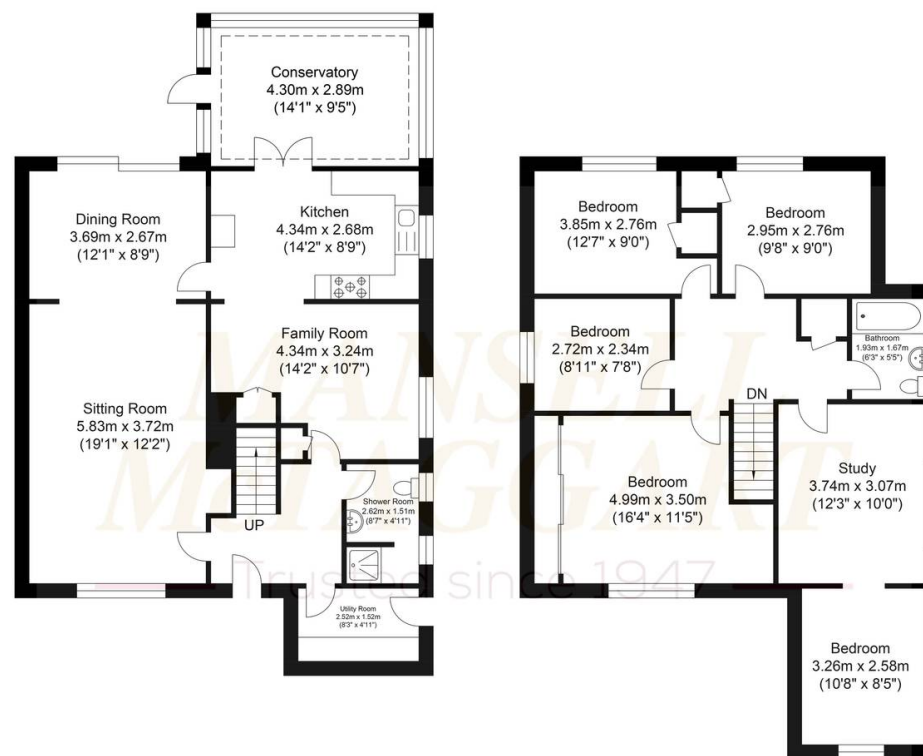


The living room has been redecorated and is laid to wooden flooring with a separately, newly carpeted dining area. A log burner acts as a charming feature and there is a sliding door out to the garden.

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.

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