



Alicia Avenue, Pound Hill

In Excess of **£450,000**

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- Located within a peaceful crescent, close to Three Bridges station
- Semi-detached family home with private driveway
- Extended to side and rear
- Downstairs cloakroom | Family bathroom
- Three reception rooms
- Three bedrooms
- Sizeable, secluded rear garden
- NO ONWARD CHAIN
- Council Tax Band 'D' and EPC 'D'

A wonderful opportunity to purchase an extended, three bedroom semi-detached family home located within a peaceful crescent, just a short walk away from Three Bridges station, whilst being offered with NO ONWARD CHAIN.

Upon entry to the home, you are greeted by an entrance hallway with stairs taking you to the first floor and access to the downstairs cloakroom. The property boasts three reception areas, two of which are accessible from the hallway to provide two separate living rooms, with both rooms seamlessly flowing through to the large conservatory measuring 20ft 2" X 10ft 7" at the rear of the house. These versatile areas could be used to create a larger open plan space or useful for multi-generational living. The conservatory comes with a poly carbonate roof, electric heating and access to the rear garden.



Completing the downstairs is the kitchen/breakfast room, which incorporates the side extension allowing for a wide range of cupboards and drawers, whilst providing plenty of work surface space. There is space for white goods along with an integrated double oven. The kitchen also offers access to the rear and side of the house.

Heading upstairs, the first floor landing provides access to all three bedrooms, family bathroom, airing cupboard and the loft.

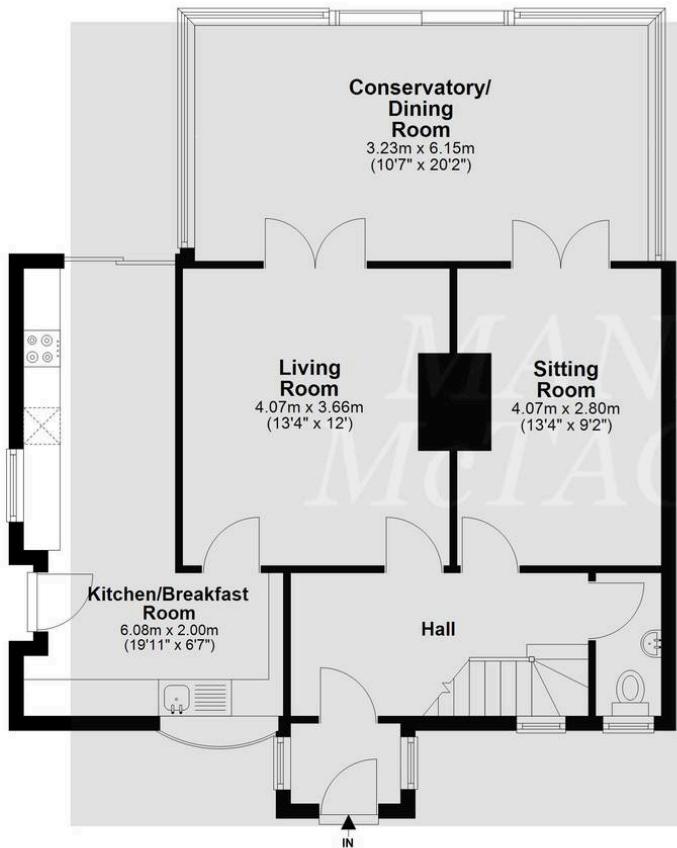
Bedrooms one and two are both spacious double rooms, both overlooking the rear aspect and both benefit from fitted wardrobe space for added convenience. Bedroom three is a single room overlooking the front aspect, but does include fitted wardrobes.

Finally, the family bathroom comprises of a panelled bath with shower unit over, low level WC, wash hand basin within vanity unit and an opaque window to the front, all finished in a white suite.

Outside, the front of the house offers a generous driveway to allow parking off-road for at least two vehicles. Gated side access leads to the secluded rear garden, which is mainly laid to lawn with a small patio abutting the foot of the house and side along with a couple of sheds and planted borders. The whole is enclosed by wooden panel fencing.

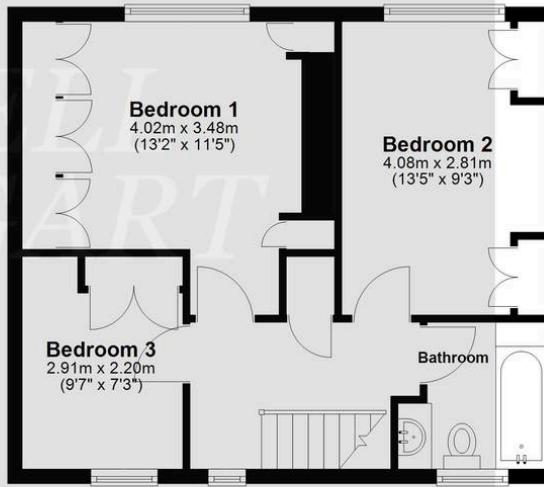
Ground Floor

Approx. 75.6 sq. metres (814.1 sq. feet)



First Floor

Approx. 45.1 sq. metres (484.9 sq. feet)



Total area: approx. 120.7 sq. metres (1299.0 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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