



Milton Mount Avenue, Pound Hill

Offers in Region of **£1,000,000**



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A truly stunning home located on what is arguably Crawley's most sought after road, is this extended and re-modelled five double bedroom detached family home. The property boasts an extended driveway and crossover, a beautiful open plan kitchen/dining area, utility room, three washrooms and a large private rear garden.

Upon entry into the home, there is a spacious hallway with a built-in coats cupboard and access to the downstairs cloakroom complete with WC, wash basin with vanity storage, heated towel rail and extensive storage for further coats and shoes. The hallway is complete with a staircase with glass balustrade and log store beneath. On your right is the living room, which overlooks the front aspect and features an inset log burner for a cosy environment surrounded by a bespoke fitted media wall with further storage. An open archway also seamlessly connects the living room with the kitchen/dining area to rear. The heart of the home is undoubtedly the extended open plan kitchen area measuring 23ft 5" X 23ft 3" creating a sublime entertaining area. The extension was carried out in 2015/2016 with the whole area later revamped in 2022 complete with underfloor heating (within the extended area) beneath a Herringbone style floor and bi-folding doors opening out to the rear garden. The kitchen is fully integrated comprising of an oven, microwave/oven, warming draw, induction hob with built in extractor, dishwasher, fridge/freezer, undercounter fridge, larder cupboard/coffee station surrounded by an abundance of Quartz work surfaces with pop-up power points and wireless charging in-built.





Completing this fabulous room is a large breakfast bar and ample space for a dining table and chairs beside the bi-folding doors to the garden. The utility room offers space for additional white goods and an area suitable to dry clothes with access to the garden. In addition, there is plumbing and space for a washing machine and tumble dryer, a wall mounted boiler still within guarantee and only installed around one year ago, further enhanced by Quartz tops and matching floors as the kitchen to sustain continuity. Completing the downstairs accommodation is the part garage conversion, which is accessible from the rear garden and is currently set up as a salon with air conditioning, an ideal space for anyone running a client business accessible via the side gate as opposed as through the home.

Heading upstairs, the first floor landing grants access to five double bedrooms, two wash rooms (plus en-suite to principle), loft and a wall of fitted storage for practical living with window to the front aspect. All five bedrooms are double rooms, three of which contain air conditioning (principle suite and two rooms to rear) with the principle suite being a generous room with a dressing area and modern en-suite shower room comprising of a walk-in double cubicle with rainfall shower unit, WC, wash hand basin with storage beneath, chrome towel warmer and frosted window.



There are two further bedrooms located toward the front of the house (one with built in wardrobes) with a guest bathroom ideally situated between the two rooms and two further bedrooms to the rear (both with built in wardrobes), which forms the rear extension, again complimented by a guest shower room centrally located between them.

Outside

The current owners have thoughtfully had the driveway crossover extended to create easier access, with parking allowable for several vehicles and a front garden laid to lawn. The remainder of the garage is accessible via electric roller door to provide storage along with a hot water cylinder and an EV Tesla charger fitted to the rear.

Gated side access leads to the rear garden, which enjoys a peaceful and secluded outlook with an expansive levelled lawn and planted borders. New composite decking has been installed to create an outdoor dining area, abutting the bi-folding doors leading to the kitchen area for entertaining during the summer months and an extensive patio that wraps around the house. To the rear is a garden room, currently utilised as a bar area, but could very easily be another work from home station with power, light, electric heating and bi-fold doors. There is further storage behind the bar, so could be extended to create room for a home gym, if preferred.

- Council Tax Band 'F' and EPC 'C'









Main area: Approx. 219.2 sq. metres (2359.9 sq. feet)
Plus outbuildings, approx. 30.4 sq. metres (327.6 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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