



Grattons Drive, Pound Hill

In Excess of £600,000

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

Situated on a sought after road in a popular location, this extended three double bedroom detached family home offers exceptional living space and is offered with no onward chain. Features include three reception areas, downstairs cloakroom and en-suite, ample parking and a substantial private rear garden.

Conveniently positioned close to Three Bridges station, the property welcomes you via a spacious porch with ample room for shoes and coats. A separate internal door opens to the hallway, where you will find stairs to the first floor, a coats cupboard, and access to a downstairs cloakroom.

To your right, a generous living room measuring just over 18ft by nearly 12ft features a large front aspect window, providing plenty of natural light and a feature gas fireplace. Double doors lead through to an extended dining room, which could be divided to create two separate spaces, and features one large window overlooking the rear garden and a single door giving access to it. The kitchen/breakfast room is to the rear of the house and is accessible from both the dining area and the hallway. It is fitted with a range of wall and base units including space for white goods and a small table and chairs. Off the kitchen, a utility room provides further convenience and has a door leading to the garden.

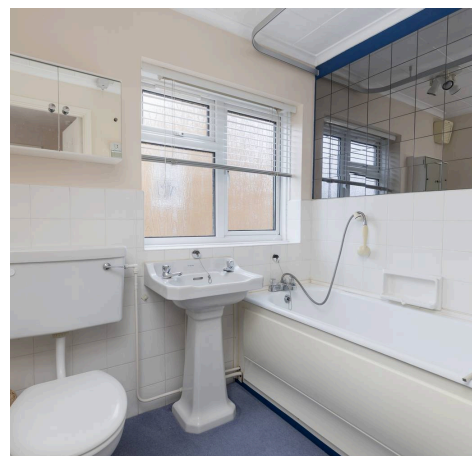


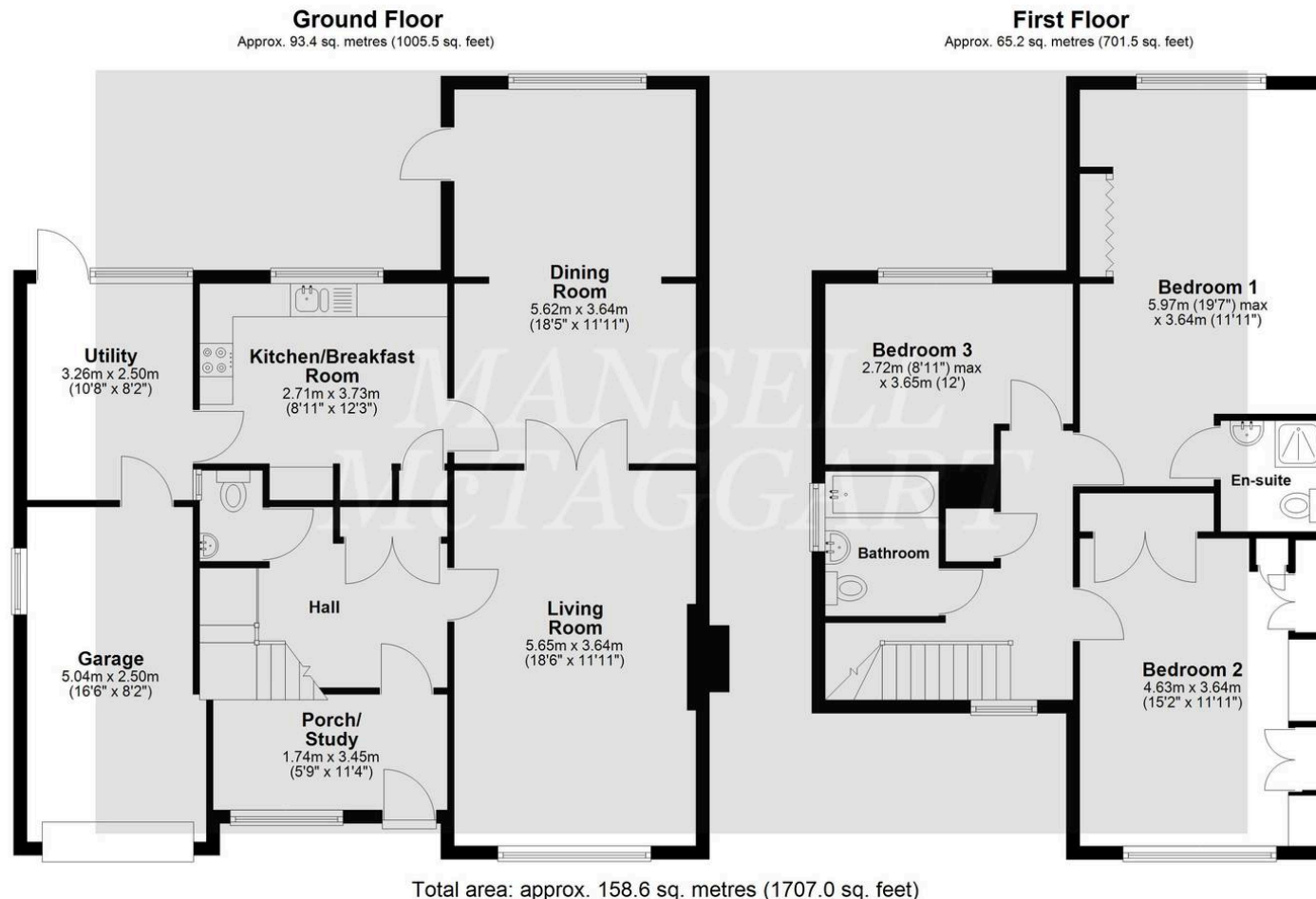


Upstairs, the first floor landing grants access to all three bedrooms, the family bathroom, loft, and airing cupboard. Bedroom one forms part of the rear extension and measures nearly 20ft in length, with views over the garden, fitted wardrobes, and an en-suite shower room. Bedrooms two and three are also double rooms, with bedroom two overlooking the front and benefiting from plenty of fitted wardrobes, while bedroom three is positioned to the rear. The family bathroom completes the accommodation and comprises a panelled bath with shower attachment, WC, pedestal wash hand basin all finished in a white suite and an opaque window for privacy.

Outside, the property offers ample driveway parking for two to three vehicles, complemented by an area of lawn with perimeter hedging for added privacy. A single garage with an electric roller door is accessible directly from the drive, providing secure storage or additional parking, if needed.

Gated side access leads to a substantial and private rear garden, which is laid to an extensive area of levelled lawn, perfect for children to play or for outdoor entertaining. A large patio abuts the foot of the house, ideal for outdoor dining or relaxing in the warmer months. The entire garden is enclosed by wooden panel fencing and mature hedging, creating a secluded and peaceful environment. This impressive outside space offers an excellent setting for family life with plenty of scope for further landscaping or personalisation.





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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