



St. Catherines Road, Pound Hill  
£525,000

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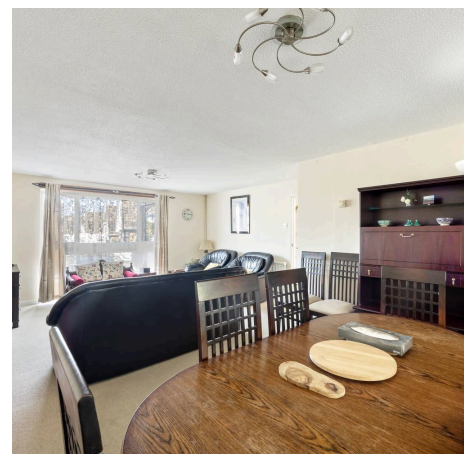
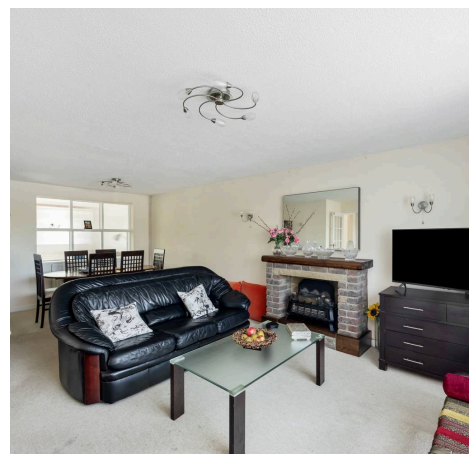




- Extended 4 bedroom detached family home
- Living room with separate dining room
- Modern kitchen with integrated appliances and granite worktops
- Downstairs W/C
- Garage and driveway with parking for 2 cars
- Private, landscaped rear garden
- Gas central heating/Double glazing
- Council Tax Band 'E' and EPC 'D'

This extended four bedroom detached property is an ideal family home, situated in the sought after area of Pound Hill, approximately 1 mile from Three Bridges mainline station.

Steps lead to the front door which opens into the porch, with useful built in storage and plenty of natural light from windows to the front and side, the felt roof above having been replaced by the current owners. The entrance hallway has further understairs storage and gives access to a handy downstairs W/C. At the front of the house is the main living room with feature fireplace. An extension to the ground floor has provided a further reception room, ideal as a dining area, with windows overlooking the garden and a door out to the side. The modern kitchen is fitted with an attractive range of wall and base units with granite worktops, a sink unit sits beneath the window overlooking the garden and there is space for a range style cooker with extractor over. The kitchen has been thoughtfully designed to provide ample storage with other built-in appliances, finished with a tiled floor and downlighters.



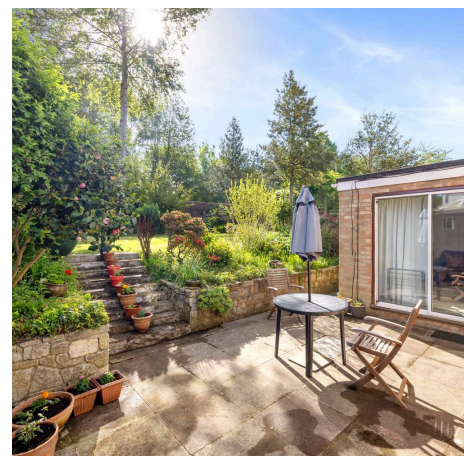
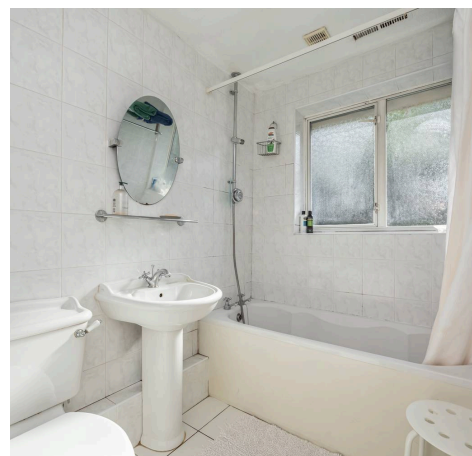
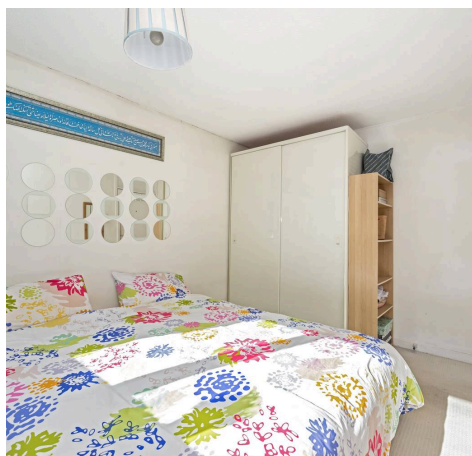




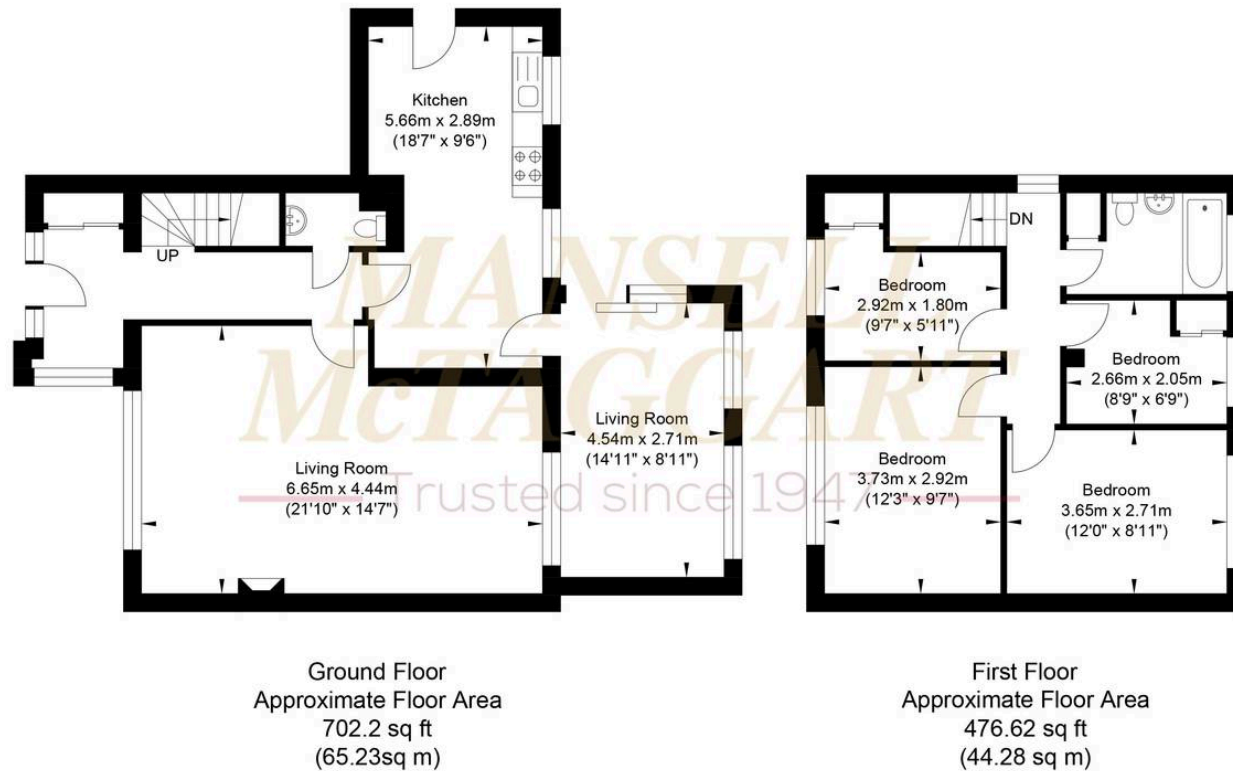
Stairs from the entrance hall lead to the first-floor landing with airing cupboard and access to the loft. This is mostly boarded, with a light and pull-down ladder, and also houses the boiler. Bedrooms one and two are double rooms with windows to the front and rear respectively. Bedroom three is a single room with window to front and storage cupboard over the stairs; bedroom four is another single room with built in cupboard and outlook over the garden. The family bathroom is fitted with a white suite comprising low level WC, wash hand basin and panel bath with wall mounted shower. A frosted window to the rear allows in plenty of natural light, and the room is finished with tiled walls and vinyl flooring.

Outside, the small front garden is laid to lawn with shrub borders. There is a driveway for two cars which leads to a single garage with up and over door, power and light. There is side access to the private rear garden, which has a patio area abutting the rear of the property, an ideal seating area. Steps lead up to the remainder of the garden, which is laid to lawn and landscaped, with mature shrub and hedge borders.

This ideal family home benefits from a pleasant location in the sought-after area of Pound Hill. There is easy access to Crawley town centre and local amenities, while commuters will appreciate the proximity of the M23 and being approximately 1 mile walking distance from Three Bridges station. There are three bus stops in close proximity, providing access to Gatwick, Crawley town centre and Crawley hospital. Milton Mount School and Hazelwick School are close by, as is Tesco in Three Bridges. An internal viewing is highly recommended to appreciate the versatile accommodation with extra space afforded by the extension, and the charming rear garden.



## St Catherines Road



Approximate Gross Internal Area = 109.51 sq m / 1178.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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