



The Canter, Pound Hill
Guide Price £475,000 - £500,000

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- Three-bedroom link-detached family home
- Much improved by current owners
- Downstairs W/C
- Dual aspect lounge/dining room
- Garage with driveway parking for 3 cars
- Landscaped rear garden with paved seating area
- New windows, front and rear doors (2024)
- Council Tax Band 'D' and EPC 'tbc'

This three-bedroom link-detached family home is situated on the sought-after Crabbet Park estate in the district of Pound Hill, offering convenient access to Crawley town centre and local transport links, including Three Bridges station which is approximately 1 mile distant.

A covered entrance porch opens on to a bright and spacious entrance hallway, with access to a handy downstairs W/C.

Wooden flooring runs through to the dual aspect lounge/dining room, with two windows to the front and double doors leading out to the rear garden. A real feature is the media wall with space for TV and electric fireplace beneath. There is ample space for sofas and a dining room table and chairs. At the back of the house, the modern kitchen is fitted with an attractive range of white gloss wall and base units, stainless steel sink drainer set in worktops, integrated oven and microwave, integrated hob with extractor over, space and plumbing for washing machine and dishwasher, space for free-standing fridge/freezer. A window and door to the rear allow in plenty of natural light and there is ample storage in this thoughtfully designed kitchen.





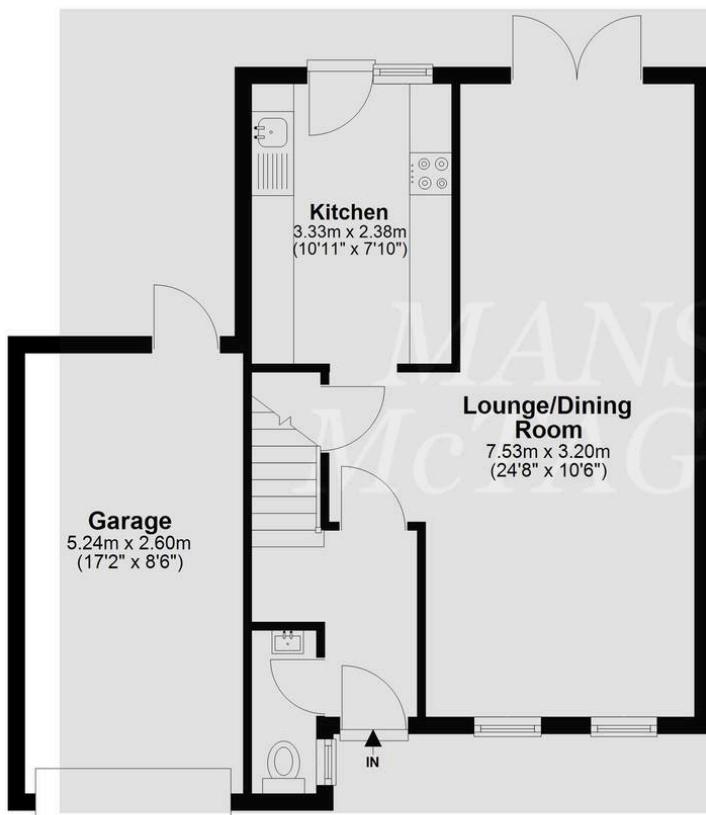
Stairs from the entrance hall lead to the first floor landing, with access to the airing cupboard and loft. Bedroom one is a good size double room, with two windows to the front and the addition of fitted double wardrobes providing useful storage. Bedroom two is a further double room, also with fitted wardrobes and a pleasant outlook over the rear garden. Bedroom three is a generous single room with window to the front and a built in wardrobe. The modern family shower room is fitted with a suite comprising low level WC, wash hand basin with vanity storage below, and double walk in shower cubicle with rain effect shower. There is a window to the rear and the room is finished a wall mounted heated towel rail, tiled walls and flooring.

Outside the front of the property is a block paved driveway providing off road parking for 3 vehicles, and access to the garage via and electric door and has EV wiring installed. The rear garden has a paved seating area abutting the rear of the property, with the remainder laid to lawn. The whole is enclosed with wooden panel fencing, making this an ideal family garden. A rear door provides additional access to the garage.

This ideal family home benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the convenience of Crawley town centre and Three Bridges railway station, providing transport links to London and the South Coast. An internal viewing is highly recommended to appreciate the many improvements made by the current owners, including replacement of the windows, front and rear doors, facias and guttering, and additions such as a media wall, new carpets, window shutters and fitted wardrobes.

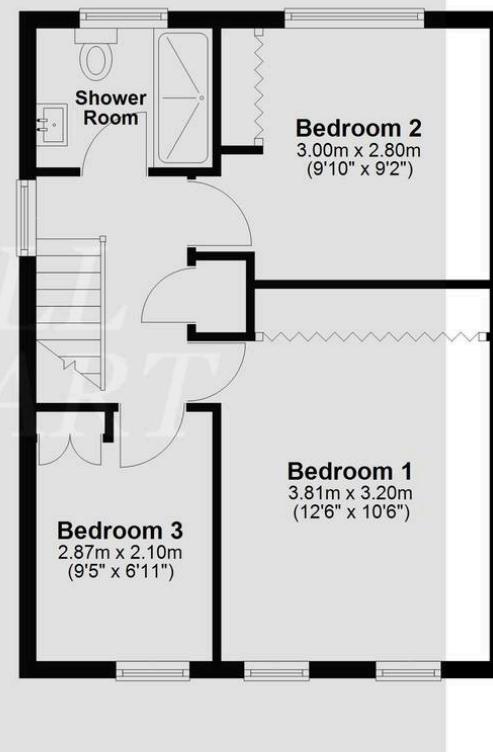
Ground Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 95.1 sq. metres (1024.1 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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