



Mount Close, Pound Hill  
£895,000

**MANSELL  
McTAGGART**  
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- Council Tax Band 'F' and EPC 'D'

An attractive, extended and individually built four bedroom detached family home built in the 1930's, situated in 0.2 of an acre, in a small prestigious private close on the eastern side of Crawley.

Upon entering the property, you are greeted with a covered porch leading to a light and airy entrance lobby with engineered oak flooring and steps leading to further area with plenty of space for shoes and coats. The cloakroom is positioned on the left with window to rear, tiled flooring, low level WC, wash hand basin and partly tiled. The living room is triple aspect overlooking both front and rear landscaped gardens, with cast iron log burner. Bedroom four is positioned to the rear of the property, engineered oak flooring, again with window overlooking the stunning rear garden. This room could also be used as a study/office, as has been the case in the past. The entrance hall opens up to a stunning and well designed open plan dining area with steps leading to garden room with picture windows overlooking the formal rear garden and engineered oak flooring. The kitchen is to the front and is fitted with an attractive range of bespoke wall and base units with granite work surface, sink unit, integrated dishwasher, washing machine, microwave, hob, double oven, recessed spotlights and part tiled walls. The garden room leads into the breakfast area, underfloor heating, sliding door with cast iron fittings leading to a utility area with underfloor heating, fitted with attractive range of wall and base units, butler sink, quartz work surfaces over, plumbing and space for washing machine, additional fridge and tumble dryer. A door leads to an integral garage with electric up and over door and access to garden.





Stairs from the entrance hall lead to the first floor landing where there is airing cupboard and large storage cupboards. The master bedroom is double aspect with windows to side and rear, seating area and a good amount of wardrobe with hanging space and drawers. The en-suite shower room comprises of a double shower cubicle, low level WC, wash hand basin in vanity unit, heated towel rail, underfloor heating, recessed spotlights and part tiled. There are two further bedrooms, both generous in size and has been sympathetically designed with fitted wardrobes and a good degree of light. In addition, there is a study/office providing further versatility. The family bathroom has window to front, separate shower cubicle, panelled bath with mixer tap, low level WC, wash hand basin, partly tiled, heated towel rail and recessed spotlights.

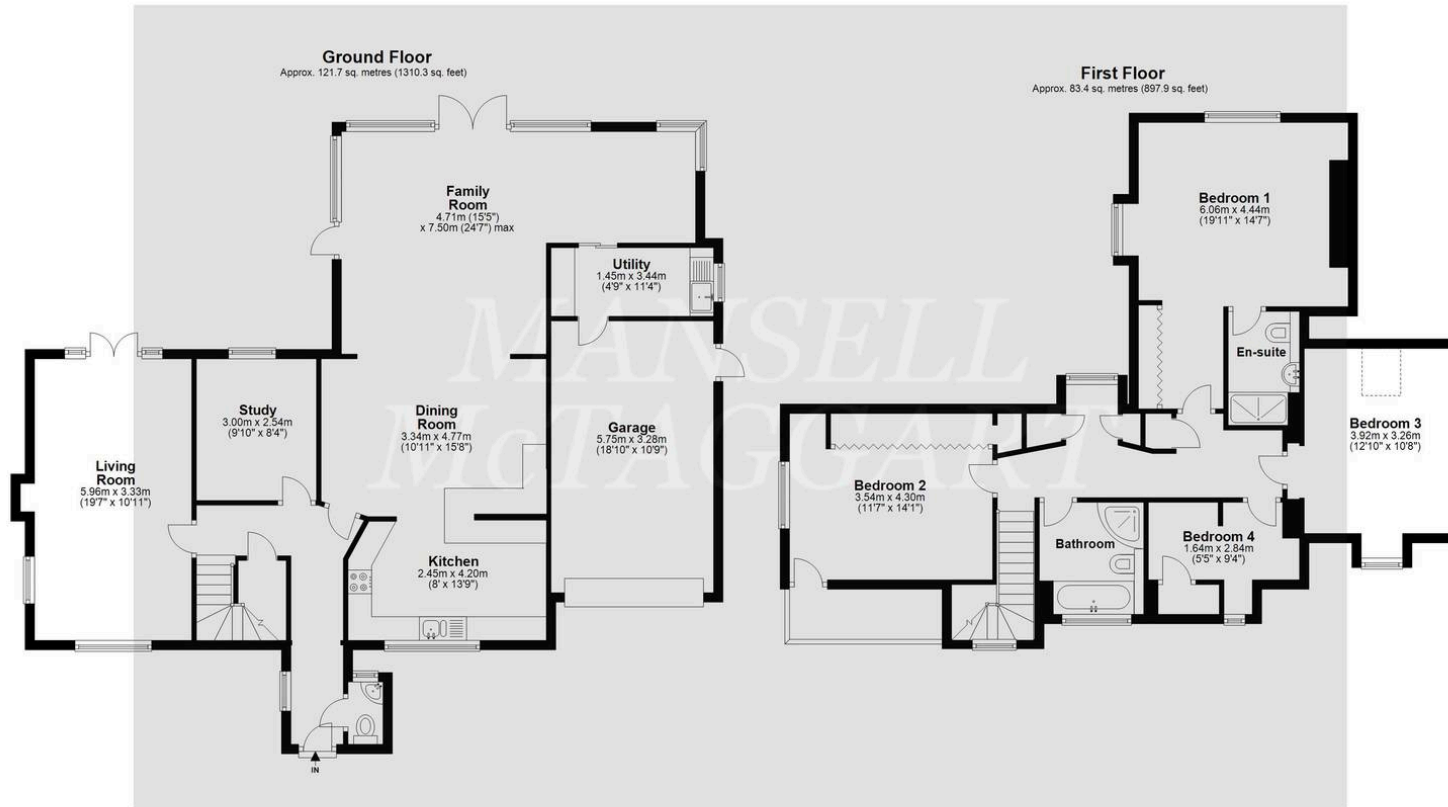
Outside there is a large frontage with gravel driveway leading to parking for several vehicles, flanked elevated lawn area with attractive and well stocked mature shrub and flower beds. Cast iron gate on two sides with access to a large rear garden with patio abutting rear, remainder being laid to lawn, elevated on two levels interspersed with a collage of stunning and attractive shrub and flower beds. There is a well screened 16' x 8' large garden shed with light and power, machine shed and additional wooden shed with well positioned and mature hedge screening offering a good degree of privacy.



**Agents Note:**

Wiring for EV charging externally and in garage.

Hard wired burglar alarm and external security lighting system.



Total area: approx. 205.1 sq. metres (2208.2 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 purchaser. Plan produced using PlanUp.

# Mansell McTaggart Crawley

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