



St. Catherines Road, Pound Hill  
£525,000

**MANSELL  
McTAGGART**  
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- Detached family home
- Four bedrooms
- Popular residential location within Pound Hill
- Newly fitted kitchen with integrated AEG appliances
- Bright and spacious lounge/dining room
- Landscaped rear garden
- Driveway parking
- Integral single garage with provisions for washing machine and tumble dryer
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'D'

A spacious four-bedroom detached family home situated within the sought-after Pound Hill area, offering a perfect blend of convenience and comfort. The property boasts easy access to Three Bridges train station and Gatwick Airport and is within walking distance of good primary and secondary schools. There are several pleasant walks in the vicinity, including Milton Mount Field and Woods, Milton Mount Flats, and the lake.

Offering well-proportioned living accommodation throughout, the property briefly comprises an entrance porch leading to a welcoming hallway with stairs rising to the first floor. Glass doors seamlessly lead into the generously sized lounge/dining room, flooded with natural light from the sliding patio doors. The newly fitted kitchen offers a range of wall and base units with under-cupboard lighting and integrated appliances, including a slimline dishwasher, AEG induction hob with extractor hood over, and an eye-level oven with microwave above. Completing the ground floor is a convenient cloakroom and direct access to the garage from the hallway. Further cupboards have been positioned to the rear of the garage to create a useful utility area with plumbing for a washing machine and space for a tumble dryer.





To the first floor, the property offers two spacious double bedrooms and two further generously sized bedrooms, all well suited to accommodate double beds, ensuring ample space for family members and guests alike. Each bedroom benefits from fitted storage. A shower room featuring fully tiled walls, a corner shower unit, WC, and wash hand basin completes the accommodation.

Outside, the property presents an attractive low-maintenance front garden with a block-paved driveway providing parking for two vehicles and leading to the single garage, meeting the practical needs of modern living. To the rear, the property enjoys a landscaped garden comprising a patio area adjoining the property, a garden shed, and a tiered section with paving slabs surrounded by gravel and finished with an area of artificial grass.

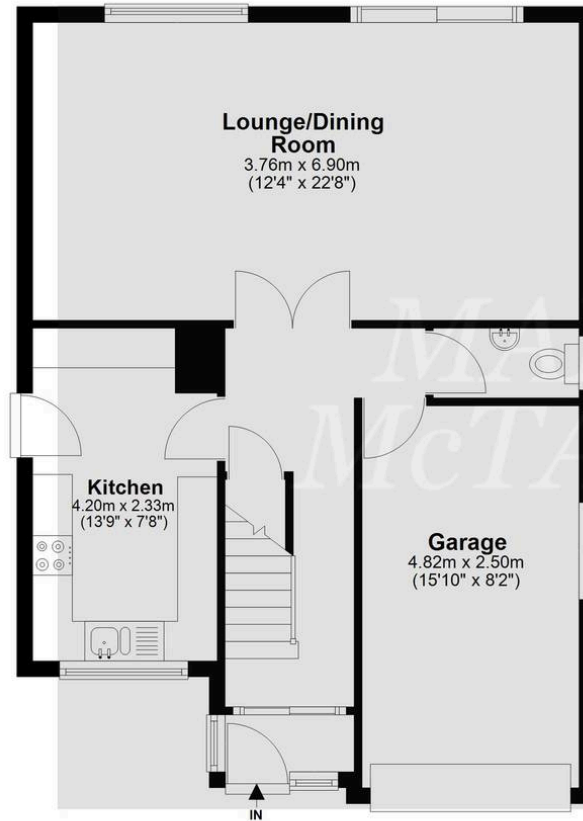
Additional features such as solar panels enhance the property's energy efficiency, adding to its appeal as a sustainable and eco-friendly residence.

This family home offers a harmonious blend of spacious interiors, modern amenities, and outdoor tranquillity, providing the perfect retreat for discerning buyers seeking a convenient and comfortable lifestyle in Pound Hill. NO ONWARD CHAIN.



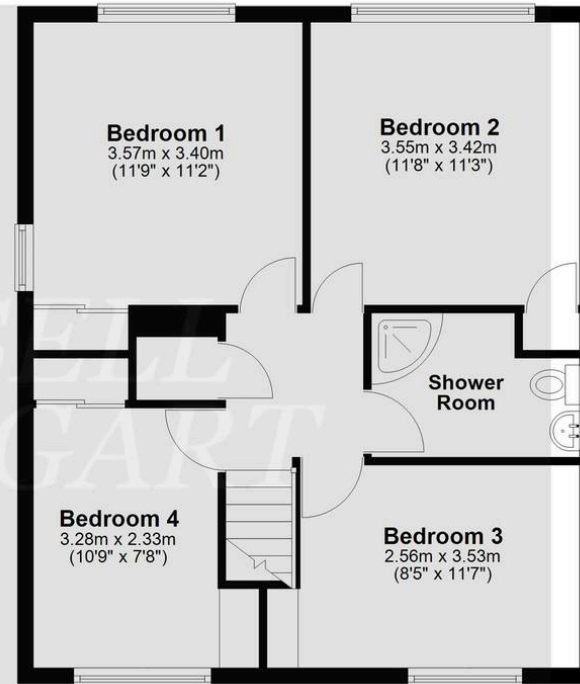
## Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



Total area: approx. 118.1 sq. metres (1271.0 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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