



Balliol Close, Pound Hill

Offers in Region of £500,000

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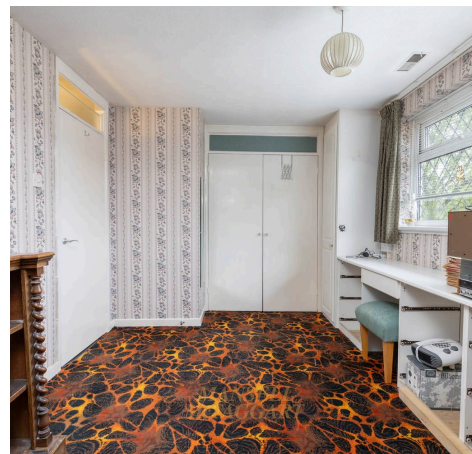
- Located in the desirable Pound Hill district
- Detached family home in need of modernisation throughout
- Driveway with two garages and a secluded rear aspect over Worth Park Gardens
- Downstairs cloakroom
- Living/dining Room | Study | Sun Room
- Three bedrooms
- Westerly facing rear garden
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'C'

Situated in the highly sought-after Pound Hill district, this detached three-bedroom family home presents a rare opportunity for buyers seeking a property with tremendous potential and scope for modernisation. Further benefits includes driveway parking and two single garages and a secluded westerly facing rear garden backing onto Worth Park Gardens. NO ONWARD CHAIN.

Stepping into the spacious hallway, you are greeted by a practical layout with stairs rising to the first floor and convenient access to the downstairs cloakroom and a cupboard for storage.

The main living/dining room is generously proportioned, measuring an impressive 27ft in length offering a versatile space for both living room furniture as well as a large dining table and chairs. In addition, the room is of dual aspect with window to the front aspect and sliding patio doors to the rear.

Off the living/dining room is a sun room with fantastic uninterrupted views of the garden and beyond and an ideal place to sit and relax in the sunshine.

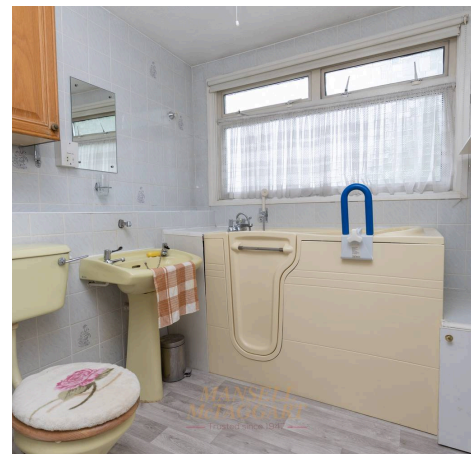


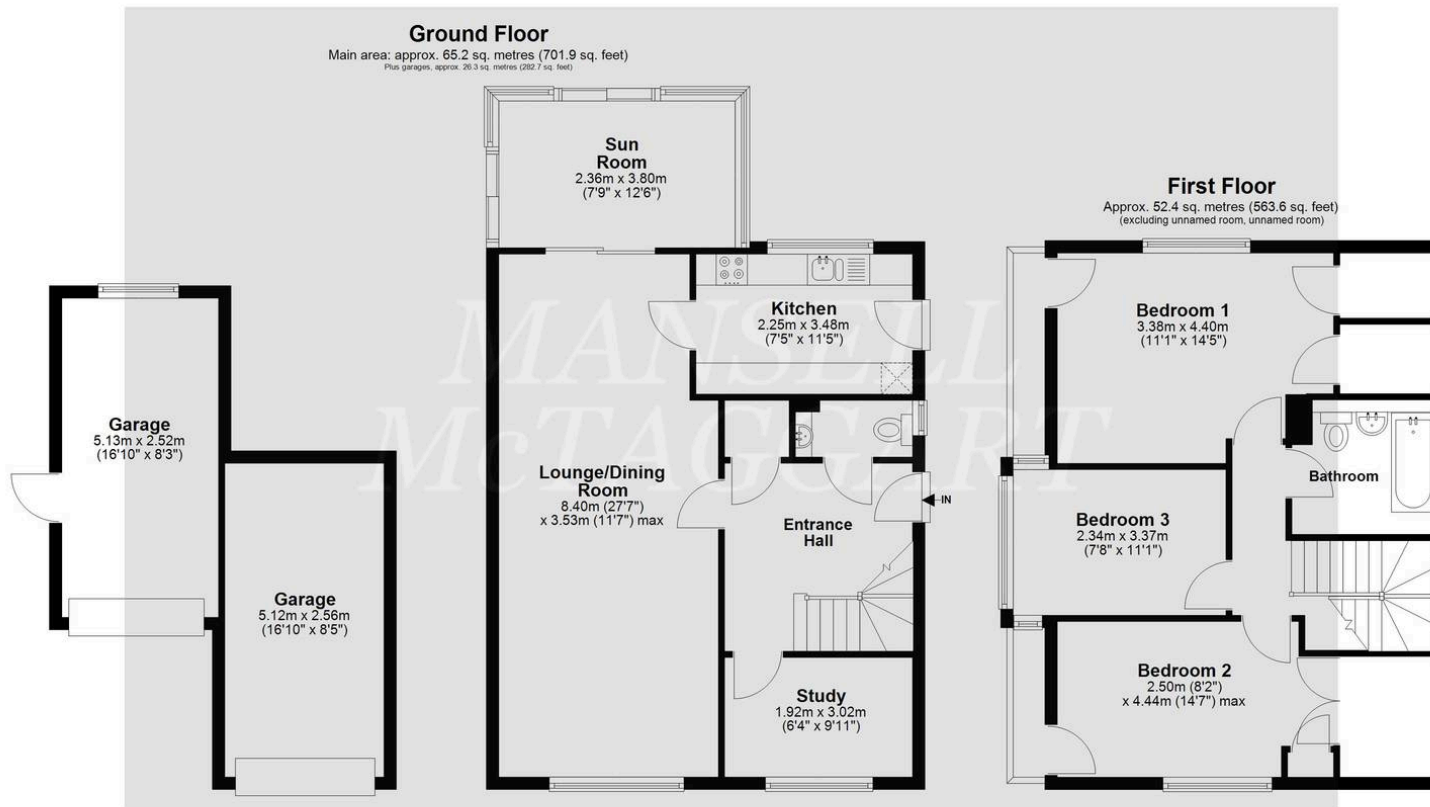


The kitchen is adjacent to the dining area, and provides a wide range of wall and base units with space for white goods and plenty of work surfaces. In addition, there is a large window providing pleasant views over the garden and a door allowing access to the side leading to the garages. Completing the ground floor accommodation is a study/office, perfect for those who work from home, but this could also be used as a play room or indeed a downstairs bedroom, if required.

Heading upstairs, there are three well proportioned bedrooms, two of which are generous double rooms with an abundance of built in storage and eaves access. The third bedroom is a comfortable single room. Finally, the family bathroom is fitted with an easy access high level bath tub with handheld shower attachment, pedestal wash hand basin, low level WC and opaque window to side.

Externally, features include a driveway providing ample parking and two single garages, ideal for car enthusiasts or those needing extra storage. Furthermore, there is a small front garden with mature trees and hedging. Gated rear access leads to the westerly facing rear garden, which offers a private backdrop onto Worth Park Gardens. The garden itself is predominantly laid to lawn with a patio abutting the foot of the home and wooden panel fencing to all sides. Offered with no onward chain, this property represents an excellent opportunity for buyers looking to create their dream home in a desirable location, within easy reach of local amenities and transport links.





Main area: Approx. 117.6 sq. metres (1265.5 sq. feet)

Plus garages, approx. 26.3 sq. metres (282.7 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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