



Oriel Close, Pound Hill

Guide Price £550,000 - £575,000

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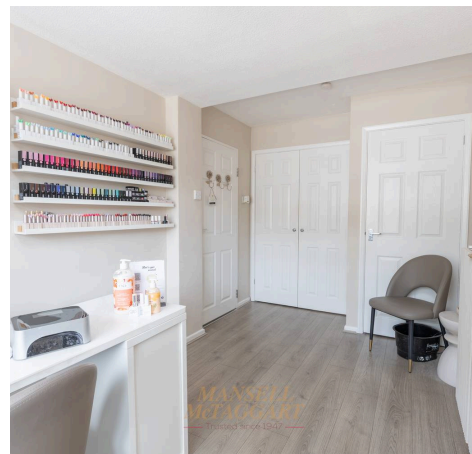




- Council Tax Band 'E' and EPC 'bbc'

A beautifully presented and thoughtfully extended four-bedroom detached family home, ideally positioned within the highly sought-after Pound Hill district, conveniently located close to Three Bridges mainline railway station. Offering spacious and versatile accommodation throughout, the ground floor has been extended to the rear and comprises a generous family room, a separate study ideal for home working, and a useful utility room, alongside the principal living areas. The property provides an excellent balance of living and entertaining space, perfectly suited to modern family life.

The welcoming entrance hall benefits from two useful built-in storage cupboards and provides access to a conveniently positioned downstairs cloakroom, comprising of a low-level WC and wash hand basin. The versatile family room offers flexible living space, ideal for a fourth bedroom. A window to the front aspect allows for plenty of natural light, whilst an air conditioning unit ensures year-round comfort. The room further benefits from two fitted storage cupboards, one of which discreetly houses the boiler. A separate study provides an ideal space for those working from home, offering a quiet and practical environment away from the main living areas. Moving through the property, the well-proportioned living room is a spacious and comfortable reception space, ideal for everyday family living and entertaining alike. The room also provides access to the utility room, which is fitted with a sink and offers space and plumbing for a washing machine, providing valuable additional storage and practicality.

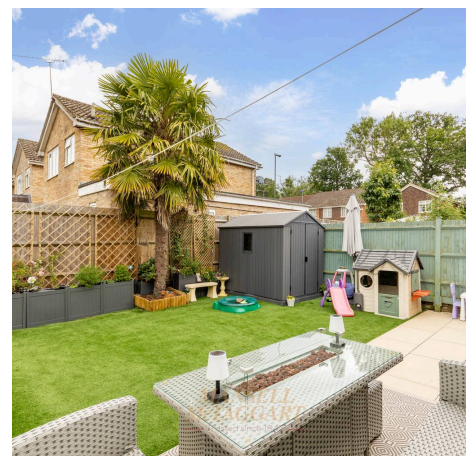
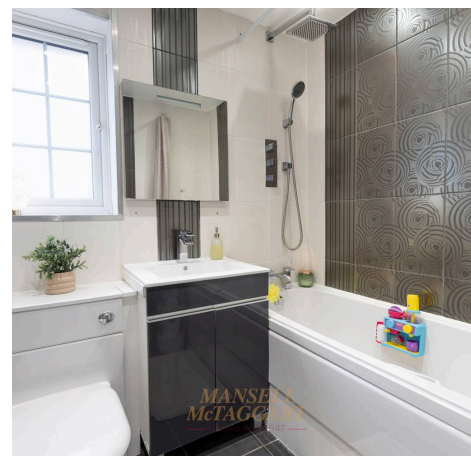


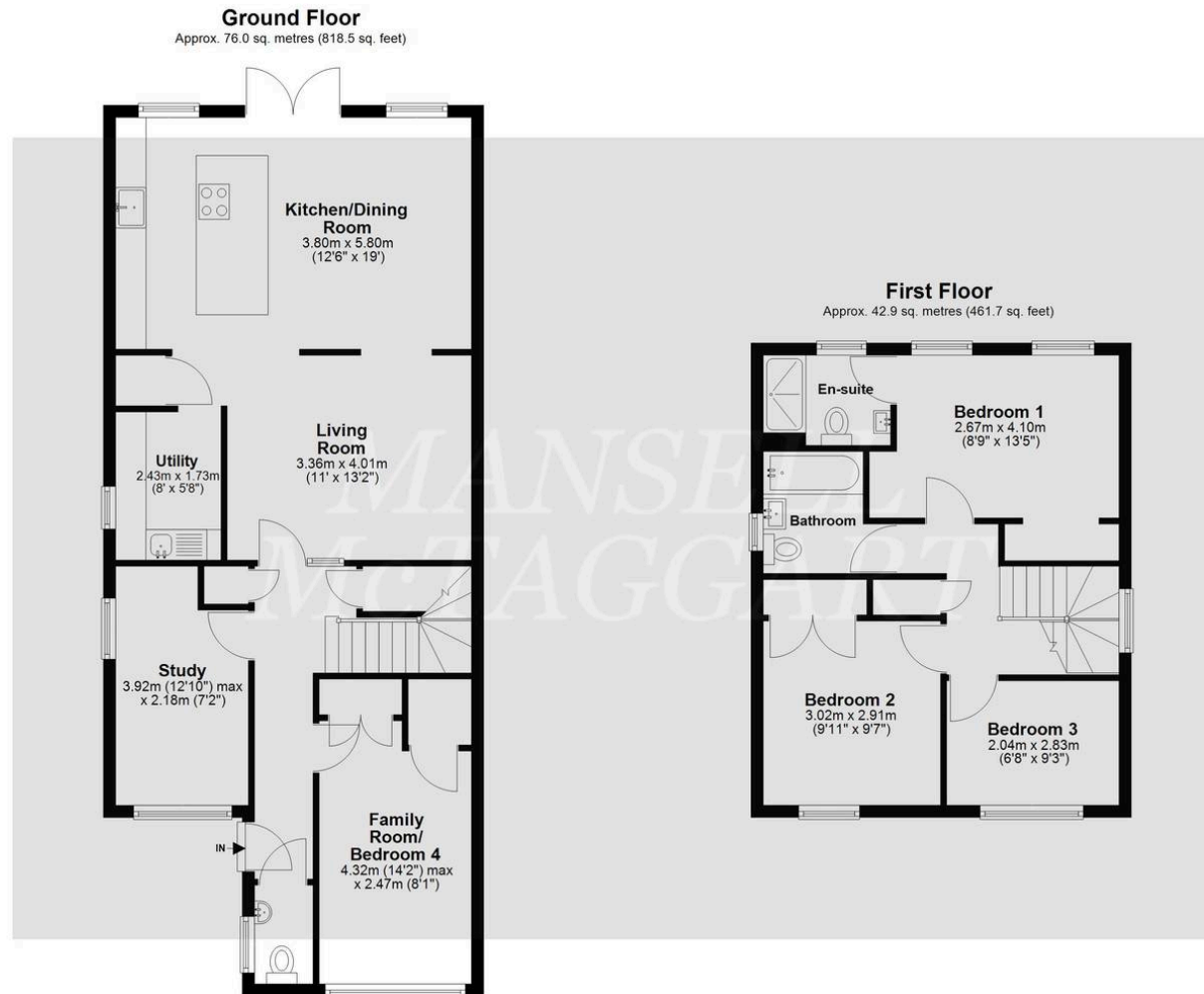


Undoubtedly the hub of the home, the rear extension houses the impressive kitchen/dining room and provides a superb space for modern family living and entertaining. Flooded with natural light from two skylights and enjoying direct access to the rear garden, the room offers a bright and airy feel throughout. The kitchen is fitted with an attractive range of wall and base units, complemented by integrated appliances including an oven, hob and dishwasher. The dining area comfortably accommodates a six-seater table and chairs, creating an ideal setting for both everyday meals and social gatherings, and further benefits from an air conditioning unit.

Stairs from the entrance hall rise to the first-floor landing, which provides access to all bedrooms, the family bathroom and the loft space. The principal bedroom is a generous double room enjoying two windows to the rear aspect, allowing for plenty of natural light, and benefits from a stylish and contemporary en-suite shower room. Bedroom two is another well-proportioned double room, featuring a front aspect window, built-in storage and the added comfort of an air conditioning unit. Bedroom three is a generous single room, ideal for use as a child's bedroom, guest room or home office. Completing the accommodation, the family bathroom is fitted with a low-level WC, wash hand basin and a bath complete with a shower attachment, with an opaque window providing natural light while maintaining privacy.

Externally, the front of the property offers a driveway providing off-road parking for several vehicles, complete with the benefit of an EV charging point, catering for modern requirements. To the rear, the property enjoys a well-maintained garden with gated side access. Immediately adjoining the rear of the home is a generous patio area, ideal for outdoor dining and entertaining, with the remainder of the garden laid to artificial lawn, offering a low maintenance yet attractive outdoor space.





Total area: approx. 118.9 sq. metres (1280.1 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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