



Payne Close, Pound Hill

Guide Price £525,000 - £550,000

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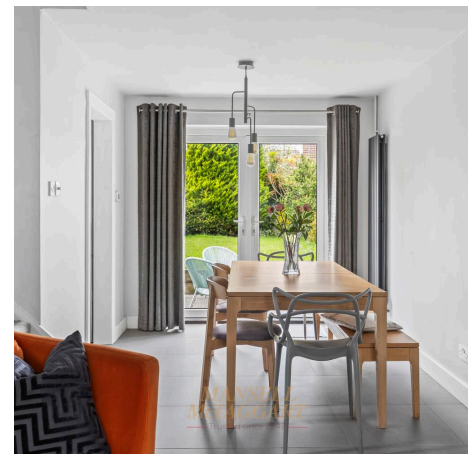




- Four/five bedrooms detached house
- Popular residential area of Pound Hill
- Driveway and converted garage
- Modern kitchen
- Close to popular schools, transport links and amenities
- Sixteen solar panels
- Family bathroom and downstairs shower room
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'tbc'

A well-presented four/five-bedroom detached house, ideally situated in the highly desirable area of Pound Hill and within walking distance of Three Bridges mainline train station, as well as a range of local amenities. This attractive home benefits from underfloor heating, sixteen solar panels providing enhanced energy efficiency, and a stylish modern kitchen. Offered with NO ONWARD CHAIN, the property combines practicality, comfort and a sought-after location, making for an excellent opportunity for families and commuters alike.

Upon entering the property, you are welcomed into a spacious dual-aspect living/dining room, enjoying a window to the front and French doors to the rear providing plenty of natural light and direct access to the garden. The modern kitchen overlooks the rear garden and is fitted with an attractive range of wall and base units complemented by integrated appliances. There is also space and plumbing for a washing machine, together with a door providing side access to the property. Leading from the kitchen is a shower room and a versatile converted garage which offers excellent flexibility as a fifth bedroom, home office or study. This useful additional room benefits from a window to the front aspect and is ideal for those requiring extra accommodation or workspace. The ground floor accommodation further benefits from underfloor heating in all the rooms except the shower room.

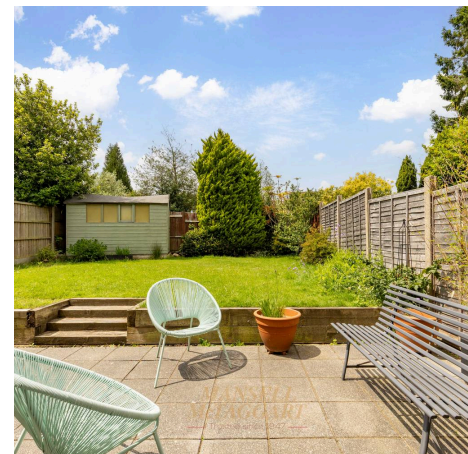
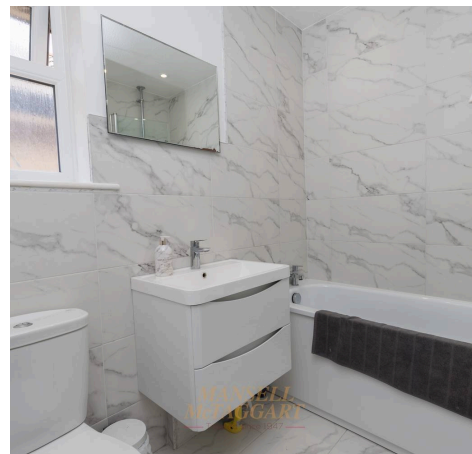




Stairs from the living accommodation lead to the first-floor landing, which provides access to all four bedrooms and the family bathroom. Bedrooms one and two are well-proportioned double rooms, whilst bedrooms three and four are generous single bedrooms. Bedrooms one and four enjoy an outlook to the front of the property, whilst bedrooms two and three overlook the rear garden. The family bathroom is fitted with a low-level W.C., wash hand basin and a bath, completing the first-floor accommodation.

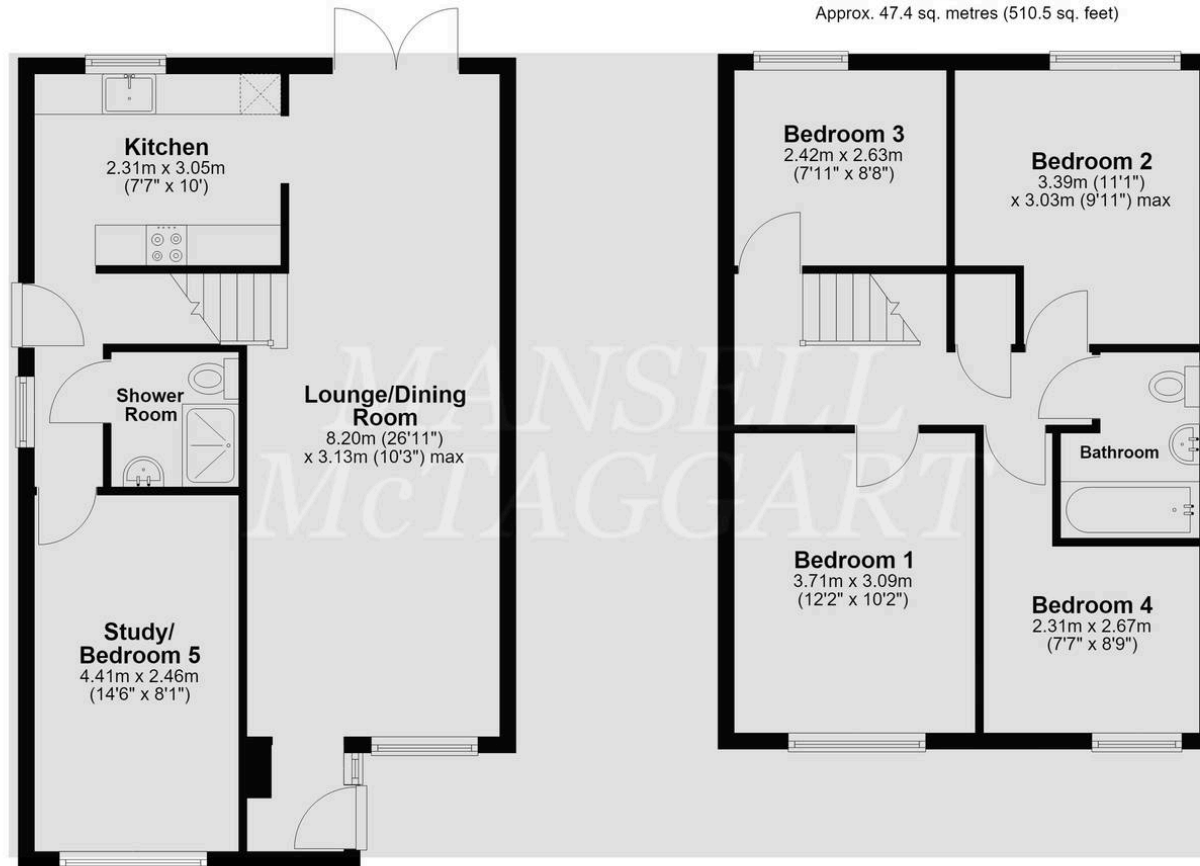
Externally, the property benefits from a driveway to the front providing off-road parking for several vehicles. The west-facing rear garden is a particular feature of the property, enjoying plenty of afternoon and evening sunshine. Immediately adjoining the rear of the house is a patio area, ideal for outdoor dining and entertaining, whilst the remainder of the garden is laid to lawn. The garden is enclosed by fencing and benefits from gated side access.

In summary, this is a superbly positioned detached family home offering versatile accommodation, modern finishes and excellent energy efficiency with the benefit of sixteen solar panels. Ideally located within walking distance of Three Bridges station and a range of local amenities, the property is further enhanced by off-road parking for several vehicles, a west-facing rear garden and is offered to the market with NO ONWARD CHAIN. Given the quality of accommodation on offer and its highly convenient location, a viewing is strongly recommended to fully appreciate all that this excellent home has to offer.



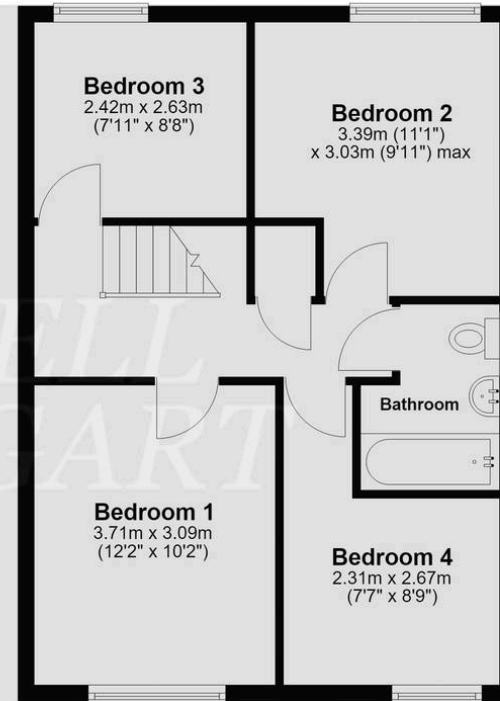
Ground Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 99.5 sq. metres (1071.3 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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