



Guide Price **£525,000 - £550,000** Freehold

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**St Marys Drive, Pound Hill, Crawley RH10 3BE**

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## GUIDE PRICE £525,000 - £550,000

**This extended Chalet Bungalow is located just 0.3 miles from Three Bridges Station. This impressive property offers amazing open plan living space a first floor master bedroom suite, generous rear garden with detached workshop and out building.**

Located within one of Pound Hill's premier roads and set amongst other semi-detached and detached properties is this three bedroom, two bathroom Chalet Bungalow home which has been upgraded to a high end finish by the current owners offering spacious and flexible open plan living accommodation with the added benefit of a first floor master bedroom suite. The property is situated within the catchment area for Hazelwick and Milton Mount schools. The popular Milton Mount Park is just a short walk away. For commuters the property is just 0.3 miles from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car.

On arriving at the property you can easily park on the brick block driveway which can cater for three cars and leads to the front door. A continuation of a shared drive way leads to the rear of the property and double opening gates open into the rear garden. On entering the property you walk immediately into the galleried entrance hall which provides access to bedroom two, bedroom three, family bathroom, and open the living area. The entrance hall is fitted with a double built in storage cupboard and staircase to the first floor landing and master bedroom suite. On entering the open plan living / kitchen area your eye will light up with amazement with just how much space is on offer and instantly start planning on where your furniture is going to go. You enter the open lounge area to begin with which has a lovely focal point gas flame effect fire with stone surround with mantle and hearth under. Ample space is provided for free standing sofas along with additional furniture allowing all the family to relax of an evening. Opening through to the stylish re-fitted kitchen with built in breakfast bar your be very impressed with the generous range of base and eye level units which are accompanied with a work surface surround set against part tiled walls and wooden flooring. Within the kitchen there some built in appliances which include a dishwasher, washing machine and tumble dryer. A recessed area has been created for a Range Cooker and American Style Fridge freezer. From the kitchen and ideally located is the open dining area which would be excellent for entertaining friend and family for those special events or just to enjoy your Sunday roast. Space is provided for 8/10 seater dining room table and chairs and is flooded with natural light from the valued ceiling window and Bio-folding glass doors which overlook the patio seating area and garden beyond. There are two ground floor bedrooms bedroom two is a king-size bedroom with a double built in wardrobe with additional floor space for free standing furniture. Bedroom three is currently set up as a study which benefits from built in bedroom furniture and includes a pull down double bed. Just long from the bedrooms is the re-fitted bathroom which comprises of a three piece white suite set against part tiled walls and flooring. The P shaped bath with glazed side shower screen is fitted with a storm head shower.

To the first floor a small landing area accesses the 18'8" x 11'9" master bedroom suite. Generous floor space is provided for free standing bedroom furniture including a super king size bed. There are two double built in wardrobes opened into by double opening solid oak doors. Natural light filters through the double glazed Velux window and double opening French doors with Juliette Balcony. A door leads nicely through to the stunning en-suite bathroom with separate double walk in shower set against beautiful tiled walls and flooring.

If you are thinking of working from home or are looking for more space for that special Hobby then the detached workshop / garage (with a built in two post ramp) and the summer house / out building which has power and light could be the answer to fulfilling your working from home needs. The garden is low maintenance and enclosed with panelled fencing with the added benefit of double opening side gates.



# Room Details

## Ground Floor

Entrance Hall	
Open Plan Lounge	21'3" x 11'0" (6.48m x 3.35m)
Open Plan Kitchen	17'8" x 10'7" (5.38m x 3.23m)
Open Plan Dining Area	18'10" x 11'5" (5.74m x 3.48m)
Bedroom Two	11'6" x 10'9" (3.51m x 3.28m)
Bedroom Three / Study	9'5" x 7'0" (2.87m x 2.13m)
Family Bathroom	7'1" x 5'11" (2.16m x 1.80m)

## First Floor

Master Bedroom Suite	18'8" x 11'9" (5.69m x 3.58m)
En-Suite Bathroom & Shower	11'3" x 6'2" (3.43m x 1.88m)

## Outside

Driveway For Three Cars	
Rear Garden	
Detached Workshop / Garage	22'7" x 16'2" (6.88m x 4.93m)
Detached Summer House / Outbuilding	18'11" x 11'5" (5.77m x 3.48m)



Total area: approx. 146.0 sq. metres (1571.7 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

