



Guide £375,000 - £400,000 Freehold

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**Browning Close, Pound Hill, Crawley, RH10**

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**Moore & Partners**

**GUIDE PRICE £375,000 - £400,000.**

**A SUPERBLY PRESENTED THREE BEDROOM PROPERTY THAT HAS BEEN LOVINGLY UPGRADED BY THE CURRENT OWNERS OVER THE LAST COUPLE OF YEARS, NOW OFFERING THE CHANCE FOR A NEW FAMILY TO MOVE STRAIGHT IN AND ENJOY. NO ONWARD CHAIN**

On entering the property you step immediately into the entrance area which is open plan to the spacious sitting room. Within the entrance area there is room for shoes and coats. The sitting room is open plan to stairs that lead to the first floor as well as the kitchen/diner. Storage is provided under the stairs. Within the sitting room there is plenty of space for a range of furniture making this a very relaxing space, with plenty of light provided by a window that overlooks the front garden. Moving through to the 18'7 kitchen/diner located at the rear of the property, this area is a real asset to the home, offering a great family/entertaining space, it has been refitted by the current owner to a very high specification. The kitchen space offers a good range of units with a window to the rear. Further kitchen features include, integrated fridge/freezer, dishwasher, washing machine, gas hob, electric oven and cooker hood. The dining area can comfortably hold a six seater dining table, has space for other furniture and has a double opening doors to the patio and rear garden.

The first floor landing is accessed from stairs in the sitting room and has a built in cupboard over the stairs, gives access to the loft and doors to all bedrooms and family bathroom. The landing on this design of property typically lends itself to give access to a loft conversion (STPP) and has been completed to many other homes of the same type. The master bedroom has a view over the rear garden and can comfortably hold a king size bed and a range of bedroom furniture. Bedroom two can also hold a king size bed and gives space for further bedroom furniture, with a window to the front. Bedroom three is a good sized room measuring 8'6 x 7'9 with floor space for a single bed and additional furniture. The size of this room in the past has always been a good feature for prospective buyers, lending itself to a kid's bedroom or spacious home office. The family bathroom is fitted with a three piece suite with shower over the bath, a sink and WC, there is a window to the rear offering natural light and ventilation.

Outside the front garden is mainly laid to lawn with some plant and shrubs. Adjacent to the lawn is the shared driveway which leads down to the rear of the property and single garage, which is set into the rear garden. The garage is accessed via an up and over door as well as a side personal door, it offers space to park a car, as well as offering generous storage space. There is additional space for a car in front of the garage. Further off road parking could be made by converting the front garden. The rear garden is easy to maintain with patio area and lawn.

EPC Rating C



# Room Details

## Ground Floor

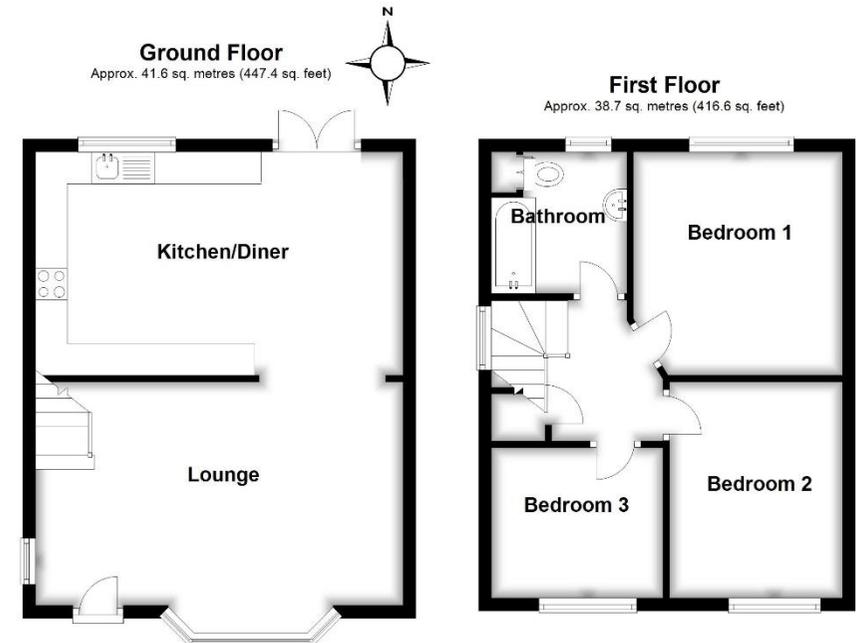
Lounge	18'7" x 11'6" (5.66m x 3.51m)
Kitchen/Diner	18'7" x 11'5" (5.66m x 3.48m)

## First Floor

Landing	
Master Bedroom	12'0" x 11'10" (3.66m x 3.61m)
Bedroom Two	11'6" x 9'7" (3.51m x 2.92m)
Bedroom Three	8'6" x 7'9" (2.59m x 2.36m)
Bathroom	7'2" x 7'8" (2.18m x 2.34m)

## Outside

Front Garden  
Rear Garden  
Garage



Total area: approx. 80.3 sq. metres (864.0 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.

