



Guide Price £575,000 - £600,000 Freehold

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St Catherines, Pound Hill, Crawley RH10 3TB

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Moore & Partners

Guide Price £575,000 to £600,000.

Located just 0.5 miles from three bridges station and in one of Pound Hills Premier Roads is this superb four / five-bedroom detached family home. This sought after extended family home offers excellent living accommodation throughout. No Onward Chain.

The house sits in a highly sought-after area of Pound Hill and the excellent internal accommodation is very spacious and flexible for all your family's needs. Situated within the catchment area for Milton Mount and Hazelwick schools. The popular Milton Mount Park is just a very short walk away along with Peterhouse Parade of shops. In brief the property comprises of; entrance hall, bedroom five / reception two, extended open plan kitchen / dining / family room, office or study and a ground floor WC. To the first floor there are four bedrooms and a family bathroom. Outside there is a low maintenance rear garden, to the front there is off road parking for at least three cars.

As soon as you enter through the front door, you'll be greeted by a light warming entrance hall. Located at the end of the entrance hall is the 'Bespoke' extended kitchen / dining / family room. This fantastic open plan living space is one of the most striking features of this property and really does give you the 'WOW Factor'. The dining area is generously sized and can comfortably accommodate a large dining table, ideal for hosting special dinner parties. The adjoining kitchen has been fitted with a very generous range of base and eye level units and with its large Island provides an environment that will be perfect for entertaining. The superb open plan lounge / family area provides an excellent space to relax in, where you can re-charge your batteries after a hard day. To the front of the property is the very versatile light and airy fifth bedroom / reception two or child's playroom. If you work from home there is an ideal study / office. A generously sized downstairs W/C.

Moving up stairs to the large airy landing you have access to all four bedrooms and family bathroom. Bedroom one is tastefully decorated and overlooks the rear garden. Bedroom two is again a good size and benefits from built in wardrobes and again overlooks the rear garden. Bedrooms three and four both overlook the front of the property and are both well sized single rooms and both benefit from built in wardrobes. The modern re-fitted bathroom is floor to ceiling tiled.

To the outside there is a driveway for three cars. There is side access into the rear garden. The rear garden is mostly laid to lawn with an extended patio seating area which is enclosed with panelled fencing for privacy and seclusion.



Room Details

Ground Floor

Entrance Hall

Downstairs W/C

Kitchen/Diner/Family Room 22'6" x 25'3" (6.86m x 7.70m)

Study 13'1" x 7'7" (3.99m x 2.31m)

Reception Two / Bedroom Five 23'3" x 7'3" (7.09m x 2.21m)

First Floor

Landing

Master Bedroom 11'7" x 11'0" (3.53m x 3.35m)

Bedroom Two 11'4" x 9'1" (3.45m x 2.77m)

Bedroom Three 11'3" x 8'5" (3.43m x 2.57m)

Bedroom Four 8'9" x 8'4" (2.67m x 2.54m)

Family Bathroom 8'3" x 6'4" (2.51m x 1.93m)

Outside

Driveway for Three Cars

Rear Garden



Floor plan is for illustration purposes only

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.

