



Guide Price £400,000 - £425,000

Freehold

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Punch Copse Road, Three Bridges, Crawley RH10 1QZ

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Moore & Partners

GUIDE PRICE £400,000 - £425,000.

Located just 0.9 miles from Three Bridges Station is this excellent example of a three-bedroom family home which benefits from an 18'6 x 7'8" open conservatory, utility room, downstairs w/c, modern bathroom with shower cubicle and driveway for two cars.

Located in Punch Copse Road, Three Bridges is this spacious three-bedroom terraced property with off-street parking. The property is ideally situated within the catchment area for Milton Mount, Pound Hill and Hazelwick schools, with the Hazelwick Tesco Superstore and popular Grattons Park also just a short distance away. Commuters will appreciate the convenient location, with Three Bridges Station only 0.9 miles away, offering fast links to London in just 37 minutes. Additionally, Junction 10 of the M23 provides easy access north to the M25 or south to Brighton.

On entering the property, you step into a handy porch leading to a spacious entrance hall with stairs to the first floor. From here you can access the family lounge and kitchen. The lounge is located to the front of the property and enjoys plenty of natural light. Within the lounge there is a gas fire and ample floor space for sofas and other furniture. A door leads through to the separate dining room, from which you can access the conservatory and the kitchen. The dining room can comfortably accommodate a 6/8-seater dining room table and chairs with additional space for freestanding furniture. At the heart of the property is the modern fitted kitchen, which provides a generous range of base and eye level units with work surface surround. The kitchen also benefits from built-in appliances including a Neff double oven, a five-burner gas hob and a dishwasher. To the rear of the property is the superb full-width conservatory, which offers a versatile light space for the whole family to enjoy. The conservatory also provides direct access to the rear garden through French doors and access into the utility room and downstairs W/C.

To the first floor there are three bedrooms. The master can comfortably accommodate a king-size bed with additional floor space for furniture and includes a built-in single wardrobe/cupboard. Bedroom two is a generous double room of similar proportions, while bedroom three is a spacious single. The family bathroom has been recently refitted with a modern four-piece suite, including a generous bath and separate shower cubicle.

To the front of the property there is a driveway for two cars. The rear garden is laid mostly to lawn and enclosed with panelled fencing.

The property also benefits from solar panels which are owned outright, and has been subject to a number of improvements over the last 5 years including new windows throughout, new internal doors and a new conservatory roof. With its excellent location and amenities, this property is ready for someone to move in and enjoy.



Room Details

Ground Floor

Porch	
Entrance Hall	
Lounge	12'11" x 12'8" (3.94m x 3.86m)
Dining Room	10'10" x 10'6" (3.30m x 3.20m)
Kitchen	11'10" x 9'0" (3.61m x 2.74m)
Utility Room	6'3" x 5'9" (1.91m x 1.75m)
Downstairs W/C	
Conservatory	18'6" x 7'8" (5.64m x 2.34m)

First Floor

Master Bedroom	11'10" x 11'6" (3.61m x 3.51m)
Bedroom Two	11'8" x 11'5" (3.56m x 3.48m)
Bedroom Three	8'1" x 8'0" (2.46m x 2.44m)
Family Bathroom	8'1" x 5'6" (2.46m x 1.68m)

Outside

- Driveway
- Rear Garden



Total area: approx. 102.3 sq. metres (1101.5 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.

