



## Walton Heath, Pound Hill

Guide Price £350,000 - £360,000

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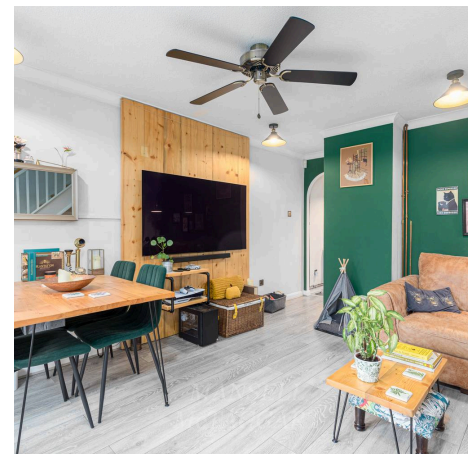
## Walton Heath, Pound Hill

- Semi-detached home
- Two bedrooms
- Ideal for first time buyers
- Within walking distance to Three Bridges mainline station
- Spacious bedrooms
- South west facing rear garden with gated side access
- Garage en-bloc
- Popular location in Pound Hill
- Easy access to M23 & Gatwick Airport
- Council Tax Band 'C' and EPC 'C'

Located in a desirable area of Pound Hill and within walking distance of Three Bridges mainline train station, this immaculately presented two double bedroom semi-detached family home offers an ideal opportunity for first-time buyers looking for a stylish and comfortable living environment.

Upon entering the property, you are greeted by an entrance hall which provides access to the living areas and boasts a convenient storage cupboard for every-day essentials. The front of the property is occupied by a modern fitted kitchen featuring a selection of contemporary wall and base units.

Moving through to the rear of the property, you will find a generously proportioned living/dining room that is flooded with natural light thanks to the double French doors leading out to the rear garden. This space offers a perfect setting for relaxing or entertaining guests.



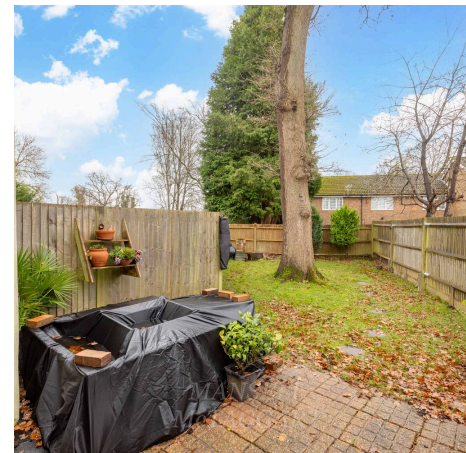
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Ascending the stairs to the first floor, the spacious main bedroom complete with ample storage provided by a well-sized over stairs cupboard. Adjacent to this is a versatile second double bedroom, which could effortlessly be transformed into a home office to suit your individual needs.

The property is further complemented by a family bathroom featuring a bath with a shower over, a glass shower screen, and tastefully tiled walls for a sleek finish.

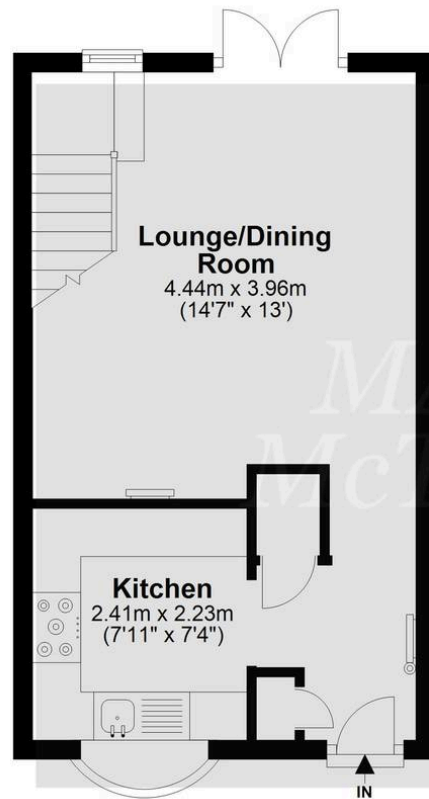
Externally, the property boasts a low maintenance front garden and gated side access to the south-west facing rear garden. The well-manicured rear garden offers a patio area abutting the rear of the property, leading onto an expansive lawn area providing an ideal space for outdoor activities. Additionally, the property benefits from a garage en-bloc, providing extra storage space.

This charming property offers a delightful blend of convenience, style, and comfort, making it a must-see for those seeking a modern family home in a sought-after location.



## Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



Total area: approx. 55.7 sq. metres (600.1 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 purchaser. Plan produced using PlanUp.

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