



Woodlands, Pound Hill

Guide Price £600,000 - £625,000

**MANSELL
McTAGGART**
Trusted since 1947





Woodlands, Pound Hill

- Detached family home
- In need of modernisation
- Potential to extend (STPP)
- Spacious "L" shaped living/dining room
- Off road parking & garage
- Substantial west facing rear garden
- Highly sought-after location
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'D'

Situated within a sought-after neighbourhood in Crawley, this spacious and well-positioned three double bedroom detached family home offers the perfect opportunity for a new owner to create their dream residence. Conveniently located within walking distance of Three Bridges train station, this property boasts easy access to transportation links, local amenities, and reputable schools, making it an ideal choice for families looking to settle in a desirable area.

Upon entering the property through the porch, you are greeted by a functional entrance hall leading to a generously sized double aspect living room that benefits from ample natural light streaming through the windows and double French doors. The living room seamlessly flows into a dining area, creating an open and airy space for entertaining guests or spending quality time with family. The fitted kitchen, overlooking the rear garden, features a range of wall and base units, ample work surfaces, an integrated oven and hob and a side door completes the kitchen. Additionally, the ground floor encompasses a convenient W.C and direct access to the garage, offering further storage or potential for conversion into additional living space (STPP).



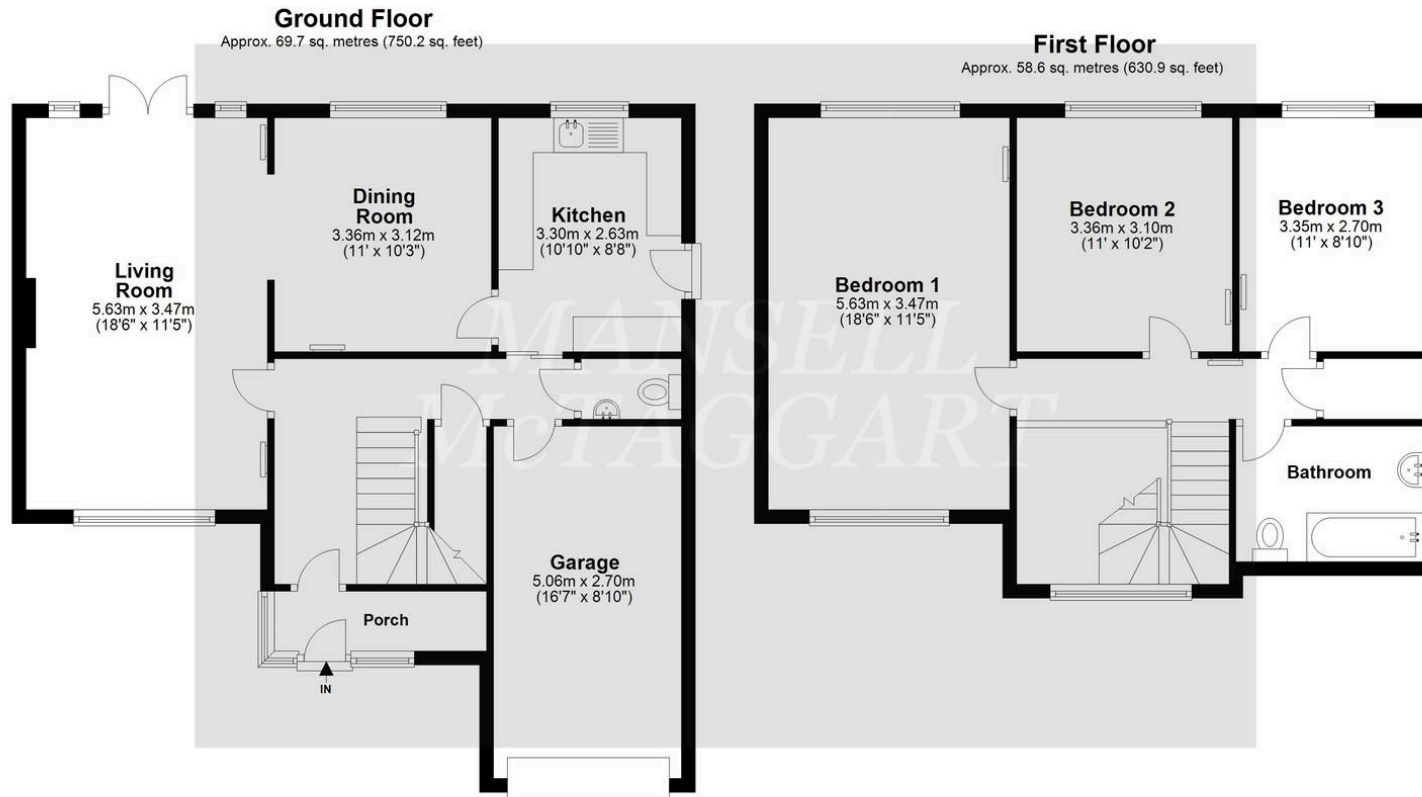
Woodlands, Pound Hill

On the first floor, is a galleried landing which leads to a spacious main bedroom and two additional double bedrooms, offering comfortable accommodation for the whole family. A well-appointed family bathroom completes the upper level, ensuring practicality and convenience.

Externally, the property offers a block paved driveway leading to a single garage and a well-maintained front garden with lawn and attractive shrubbery. The west-facing rear garden, bordered by mature hedging and shrubs, the rear garden is a real feature. A patio area abutting the rear of the property, a pathway leading down the side of the garden and mature shrubs strategically located around and finished with an expanse of well kept lawn.

In need of modernisation and with potential for extension, subject to necessary constraints, this property presents a rare opportunity for buyers seeking a home to renovate and personalise according to their preferences. With its prime location, spacious interiors, and scope for improvement, this property is a must-see for discerning buyers looking to create their ideal family home. NO ONWARD CHAIN.





Total area: approx. 128.3 sq. metres (1381.1 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.