



**Parkway, Pound Hill**

In Excess of **£375,000**

**MANSELL  
McTAGGART**  
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## Parkway, Pound Hill

- NO CHAIN
- Three good sized bedrooms
- Semi-detached
- Walking distance from Three Bridges train station
- Lots of potential for extension and improvement (STPP)
- Potential for driveway parking (STPP)
- Conservatory to rear
- Council Tax Band 'D' and EPC 'D'

A well-presented three bedroom semi-detached family home with lots of potential for extension and improvement (STPP) located in the desirable location of Pound Hill.

Upon entering the property, you are greeted with an entrance hall, with space for shoes and coats and access to the living room.

The living room is set to an open plan layout with the dining room and kitchen giving a bright and spacious feel to the downstairs accommodation.

The living room has space for multiple large family sofas and any freestanding furniture you may wish. The kitchen/dining room is a lovely sized room with a range of contemporary wall and base units with roll top work surfaces over, fitted and freestanding white goods and ample space for a 6-8 person dining table.

Furthermore, there are doors to the conservatory with views of the garden.

## Parkway, Pound Hill

Heading upstairs, you are greeted with a spacious landing giving access to all three bedrooms, family bathroom.

Bedrooms one and two are toward the rear and front respectively and both are generous sized rooms. Both can house king size beds and any freestanding furniture you may wish. Bedroom three is a well-proportioned single room with space for a bed and furniture or perfect for a home office.

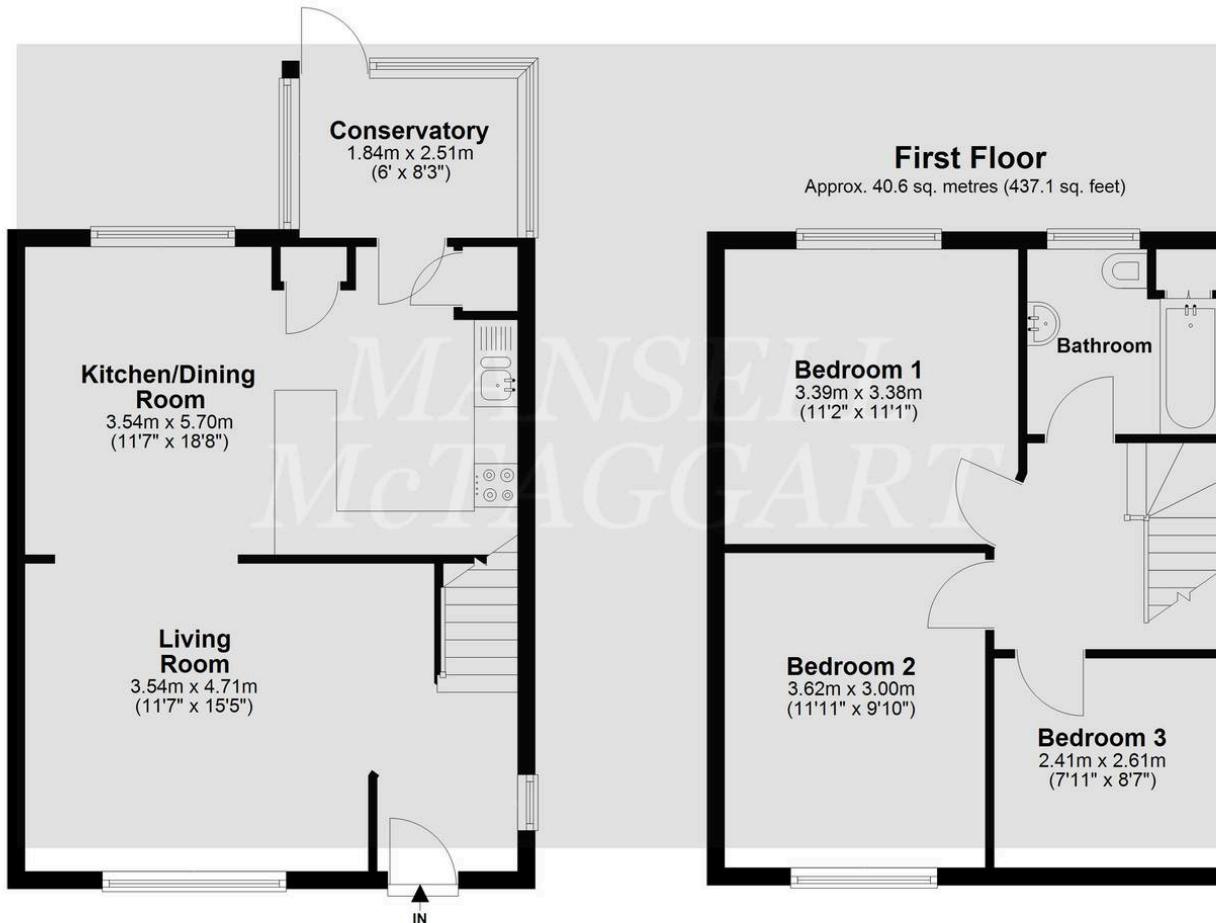
The bathroom is fully tiled and comprises of a full-length panelled bath with shower unit over, low level w/c, wash hand basin and window to rear.

Outside the property, to rear is a well-proportioned rear garden which is mainly laid to lawn with a patio area abutting the property.



## Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 86.3 sq. metres (928.6 sq. feet)

# Mansell McTaggart Crawley

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