



St. Catherines Road, Pound Hill

In Excess of **£525,000**

**MANSELL
McTAGGART**
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- No chain
- Four bedroom detached family home
- Downstairs w/c and shower room
- Driveway parking
- Popular residential location within Pound Hill
- Integral single garage
- Walking distance to Worth Park Gardens and Hazelwick school
- Council Tax Band 'E' and EPC 'tbc'

A spacious and well-designed four bedroom detached family home, situated in a sought-after location within Pound Hill, close to local amenities and access to Three Bridges mainline railway station.

The property which has been extended and altered by the current vendors comprises on the ground floor of an entrance porch leading to entrance hall, understairs cupboard and utility room. There is a cloakroom with low level WC and wash hand basin that benefits from a further shower unit.

The kitchen is to the back of the property with a door leading to side access and is fitted with an attractive range of wall and base units, sink unit, oak work surfaces over, fitted double electric oven and gas hob, plumbing and space for washing machine and dishwasher and space for fridge/freezer.

The living and dining room is open plan and of a good size, situated on the left-hand side of the property. This room is light and airy as it has dual aspect windows to the front and rear. Finally completing the downstairs living, the property has a conservatory, currently being used as a second reception room.





Stairs from the entrance hall lead to a spacious first floor landing where there is access to all bedrooms, family bathroom and loft.

The master bedroom is located at the front of the property and is of a good size with ample space for a king size bed and freestanding wardrobes, if necessary.

There are two further double bedrooms located at the front and rear, one of which with built in wardrobe space. Bedroom four is a comfortable single bedroom perfect to be used for a study.

The family bathroom has a window to rear, panelled bath with heat pump rainfall shower, low level WC, pedestal wash hand basin and partly tiled.

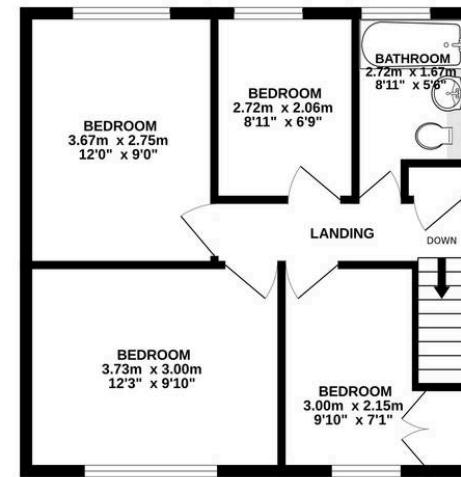
Outside, the front of the property benefits from a private driveway with off street parking. There is also a door leading into the single garage with up and over door, power and light. There is side access leading to the private rear garden which is mainly laid to patio and lawn and garden shed.



GROUND FLOOR
73.9 sq.m. (795 sq.ft.) approx.



1ST FLOOR
43.2 sq.m. (465 sq.ft.) approx.



TOTAL FLOOR AREA: 117.1 sq.m. (1260 sq.ft.) approx.

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