



**Knighton Close, Pound Hill**

Guide Price £600,000 - £625,000

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- Four bedroom detached family home
- Located within a popular cul-de-sac in Pound Hill
- Fitted kitchen/dining room
- Living room with sliding patio door out to the rear garden
- Spacious double bedroom with fitted wardrobes, dressing room, corner shower unit and wash hand basin
- Three double bedrooms
- Front and rear gardens
- Off road parking for several vehicles and generous size garage
- Council Tax Band 'E' and EPC 'D'

A well presented, four bedroom detached family home located within a quiet cul-de-sac on the favoured eastern side of Crawley town centre. The property offers well proportioned accommodation throughout totalling approximately 1400 sq.ft including the garage. Ideal for families, this home boasts convenient access to sought-after local schools and excellent transport links, including bus routes with direct connections to Gatwick Airport. The property briefly comprises: entrance hall with stairs rising to the first floor; double aspect fitted kitchen/dining room with a range of wall and base units, granite worksurfaces and integrated appliances including NEFF double oven with a third oven above and 5-ring gas hob with extractor hood over, space for a freestanding fridge/freezer and plumbing for a dishwasher. A spacious living room with handy understairs storage cupboard, door providing direct access into the garage and sliding patio doors out to the rear garden and a downstairs W.C leads off the entrance hall.

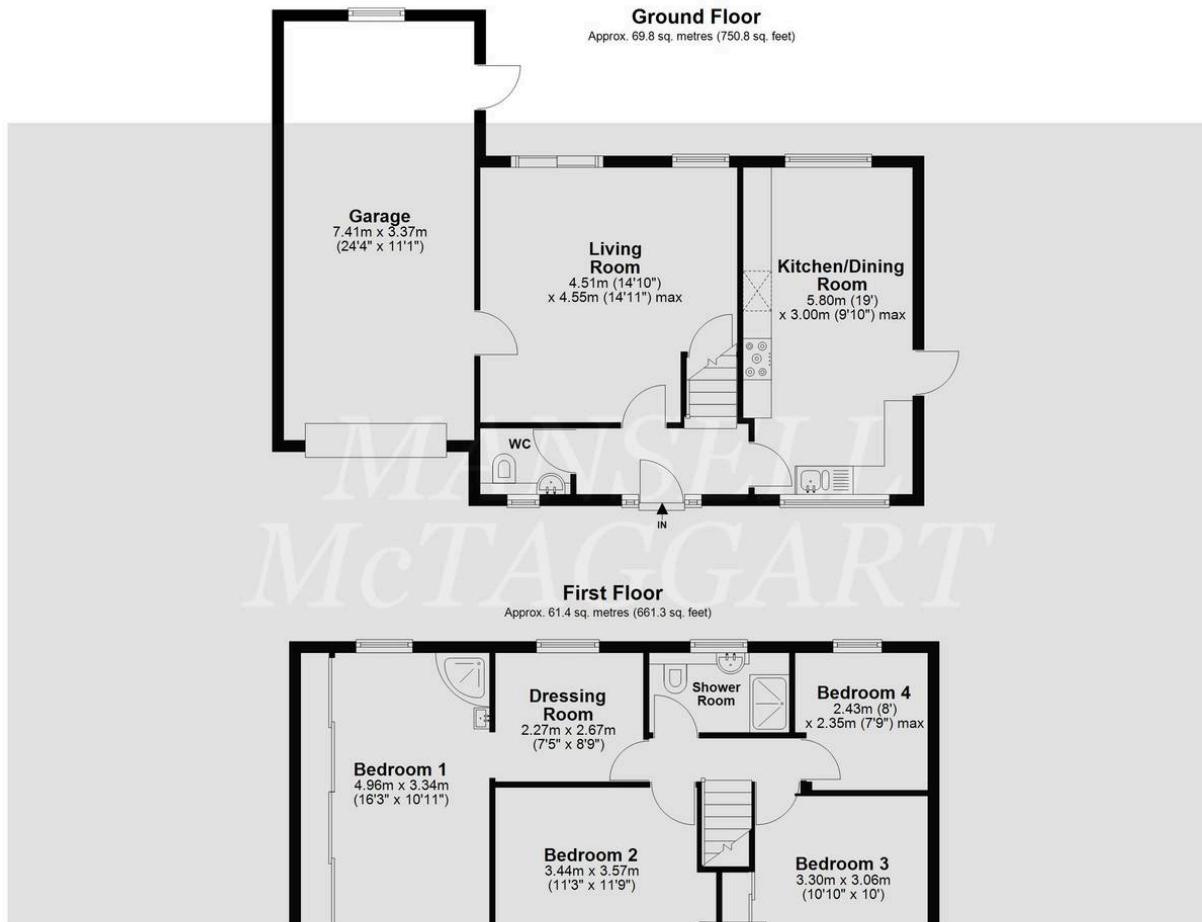


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From the upstairs landing is a dressing room which opens through to a spacious double aspect main bedroom featuring fitted wardrobes, a corner shower unit and wash hand basin; two further double bedrooms with the second bedroom boasting ample wardrobe space and a hand shower room with wash hand basin; the third double bedroom feature fitted storage and airing cupboard; a fourth bedroom currently being used as a study and a shower room completes the living accommodation, finished with corner shower unit, low level W.C, wash hand basin and fully tiled walls.

Externally, the property offers plenty of kerb appeal to the front with a front garden finished with well-kept mature shrubs; block paved driveway leading to the garage with door into the rear garden, light power and plumbing with space at the back currently housing the washing machine and tumble dryer. To the side of the garage and finished with gravel provides parking for several vehicles. Gated side access is provided to the rear garden which is flanked by mature trees and shrubs, a patio area abutting the rear of the property, a further seating area and the back of the garden and finished with an area of grass.



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 buyer.  
Plan produced using PlanUp.

# Mansell McTaggart Crawley

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