



**Grattons Drive, Pound Hill**

**Guide Price £550,000 – £575,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



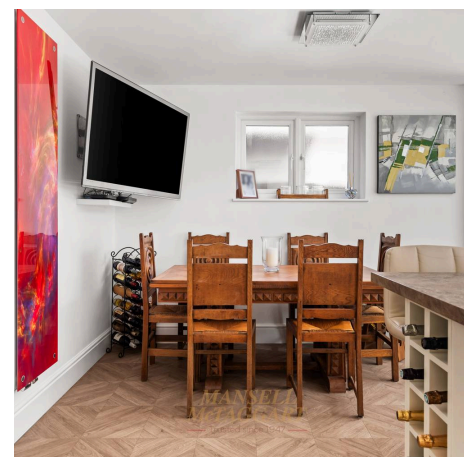




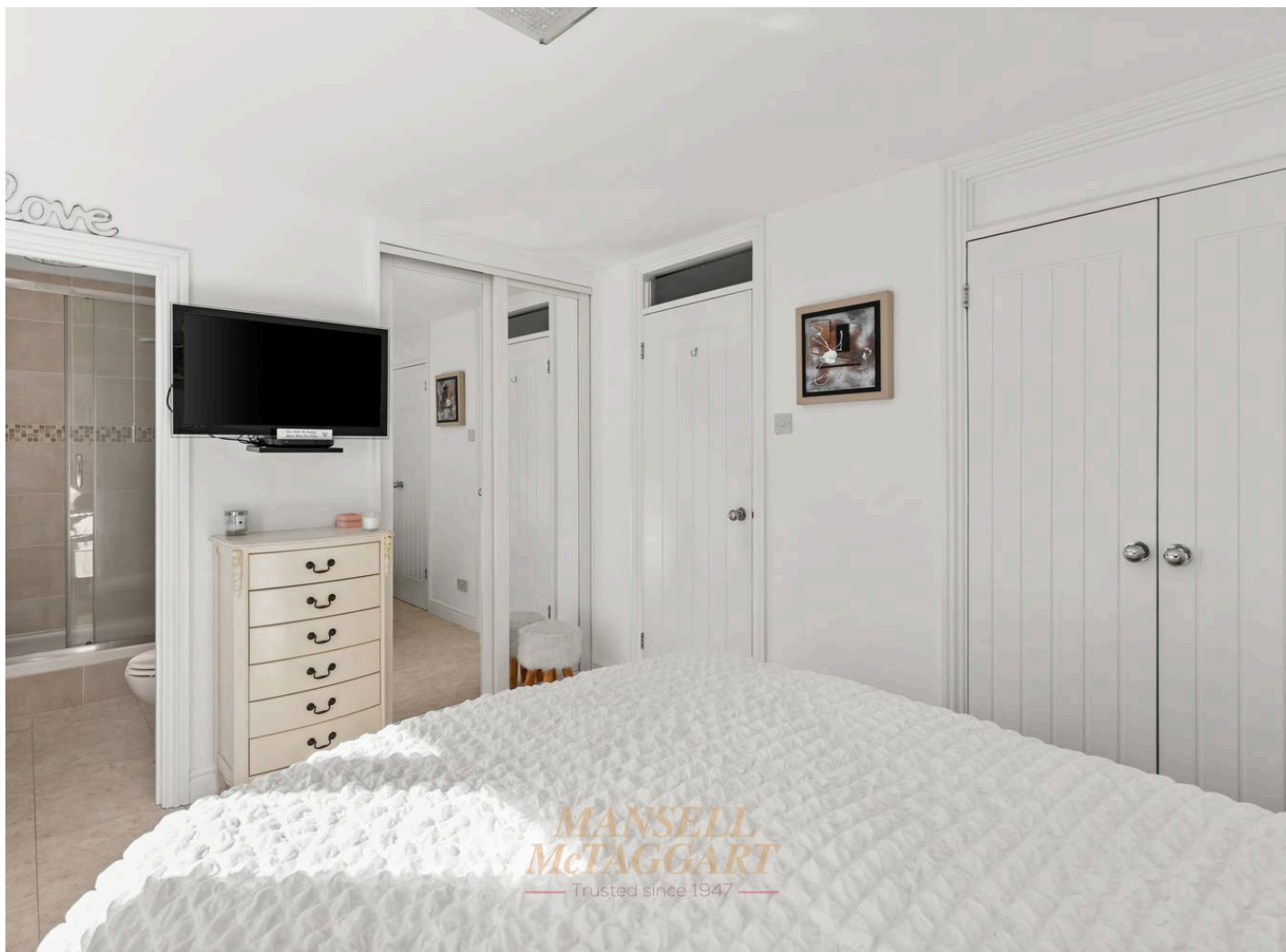
- Extended three bedroom detached family home
- Additional reception room ideal as study or bedroom 4
- Open plan kitchen/diner, bright and spacious living room with doors to garden
- En-suite to main bedroom, downstairs WC
- Garage with driveway parking for two vehicles 6
- Rear garden with private seating areas and side access
- Immaculately presented throughout
- Desirable location with easy access to local schools, parks and Three Bridges station
- NO ONWARD CHAIN
- Council Tax Band 'E' and EPC 'D'

This beautifully presented 3 - 4 bedroom detached family home is ideally situated in the sought after area of Pound Hill, within close proximity of Three Bridges mainline station. Having been extended to the front and rear, the versatile ground floor accommodation now includes a study which could easily be repurposed as a downstairs 4th bedroom.

The large dual aspect entrance porch is a bright and welcoming space, with plenty of room for shoes and coats. The entrance hall has two useful storage cupboards and gives access to a downstairs WC and the integral garage. Currently used as a study, an additional reception room could easily be converted into a 4th bedroom and already benefits from built in storage with a door out to the side of the house. At the rear of the house is the stunning open plan kitchen/dining room, which flows through to the lounge. The kitchen is fitted with an attractive range of wall and base units, a stainless-steel sink/drainer is set into worktops beneath a window overlooking the garden. There is an integrated double oven with gas hob and extractor over, integrated washing machine and dishwasher, under counter fridge and freezer and integrated microwave.





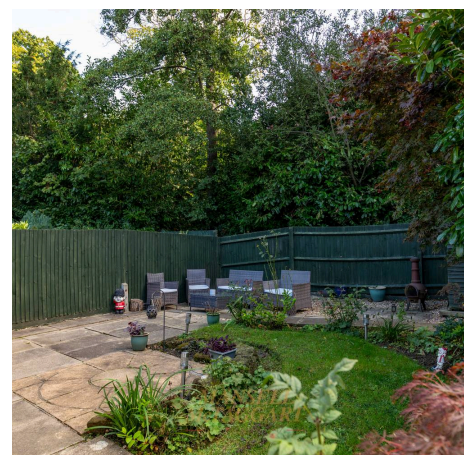
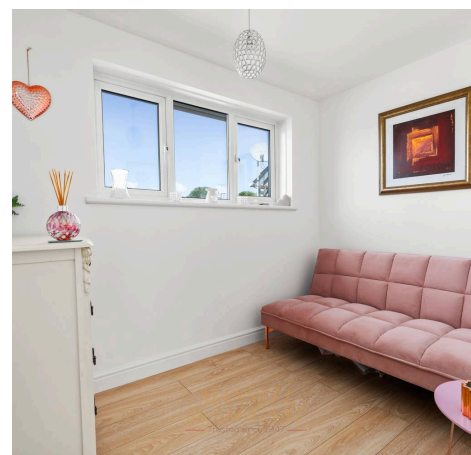
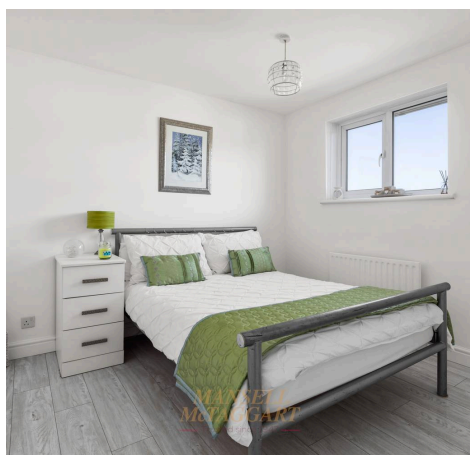


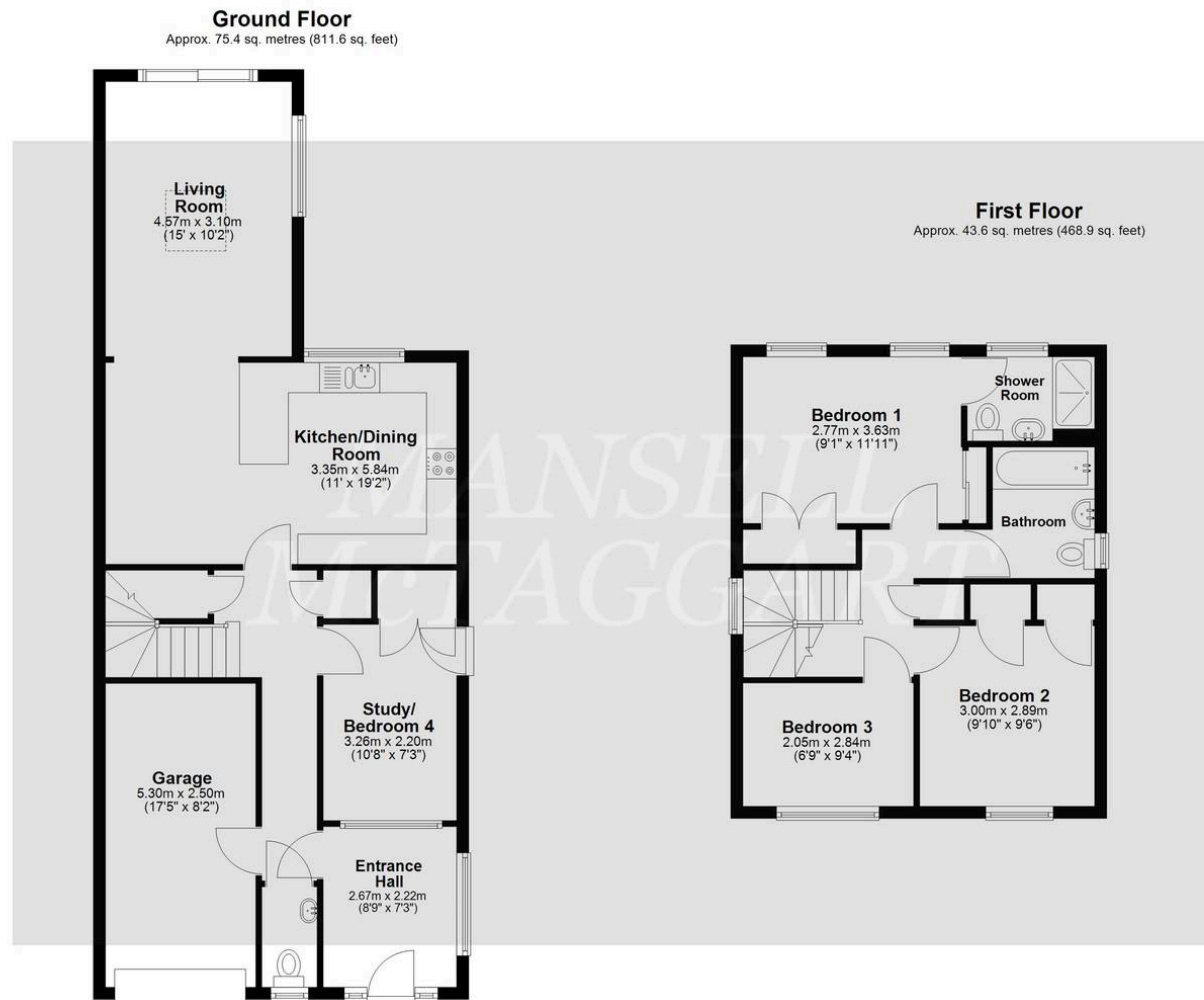
A breakfast bar connects the kitchen to the dining area, which has ample space for a 6-seater table and chairs. The rear extension houses the living room which enjoys natural light from a skylight above, as well as a window to the side and a sliding door out to the rear garden.

Stairs from the entrance hall lead to the first-floor landing, with a window to the side and access to an airing cupboard. There is also access to a part boarded loft with light and ladder. The principal bedroom is a large double with two windows to the rear, two built in double wardrobes and access to a stylish and modern en-suite shower room. Bedroom two is another double room with a window to the front and a built-in double wardrobe. Bedroom three is a generous single room, although currently house a double sofa bed. The family bathroom has a frosted window to the side and is fitted with a white suite comprising panel bath with shower attachment, low level WC and wash hand basin.

Outside the property has a driveway with ample space for two vehicles, leading to an integral single garage with up and over door. The rear garden is noticeably private, enjoying an outlook over woodland to the rear. There are two separate paved seating areas, to capture the sun at different times of the day, the remainder being laid to lawn with mature shrub and hedge borders, and the whole enclosed by wooden panel fencing.

This delightful family home benefits from an excellent location in this particularly desirable part of Pound Hill. There is easy access to local shops, parks and schools, while commuters will appreciate the convenience of Three Bridges railway station, providing direct transport links to London and the South Coast. The property is offered with NO ONWARD CHAIN, meaning that a quick move is possible subject to the usual conveyancing and mortgage processes.





Total area: approx. 119.0 sq. metres (1280.5 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 buyer.  
Plan produced using PlanUp.

# Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://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.