



**Browning Close, Pound Hill**

In Excess of **£485,000**

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- Located in a peaceful close within the popular Pound Hill district
- Extended semi-detached family home
- Private driveway for several vehicles leading to a single garage
- Living Room | Kitchen/Dining Room | Family Room
- Three well proportioned bedrooms
- Private, South facing rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

A beautifully presented and extended three bedroom semi-detached family home, located within a peaceful close in Pound Hill, just a short walk to Three Bridges station. The property boasts a private driveway for several vehicles and single garage, porch, three reception areas and a lovely South facing rear garden.

Approaching the home, there is immediate curb appeal with the house set back from the road, showcasing a generous private driveway (one of only a couple of homes benefitting from this) to allow parking for several cars, leading to a single garage.

Entry into the home is via the porch, providing ample space for shoes and coats with an internal door opening into the entrance hallway with stairs to the first floor, window to the side and a convenient coats cupboard for additional storage. On your left is the bright and airy living room with a bay window to the front aspect, finished in a neutral décor with an opening that leads through to the kitchen/dining area.

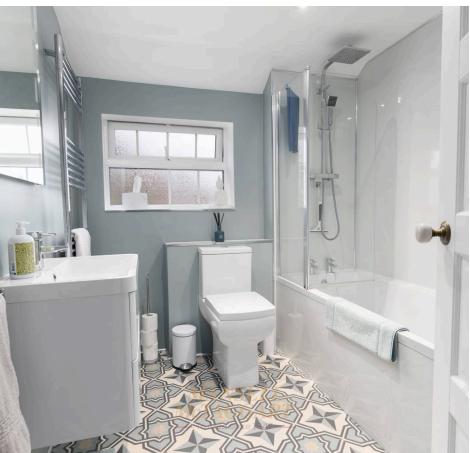


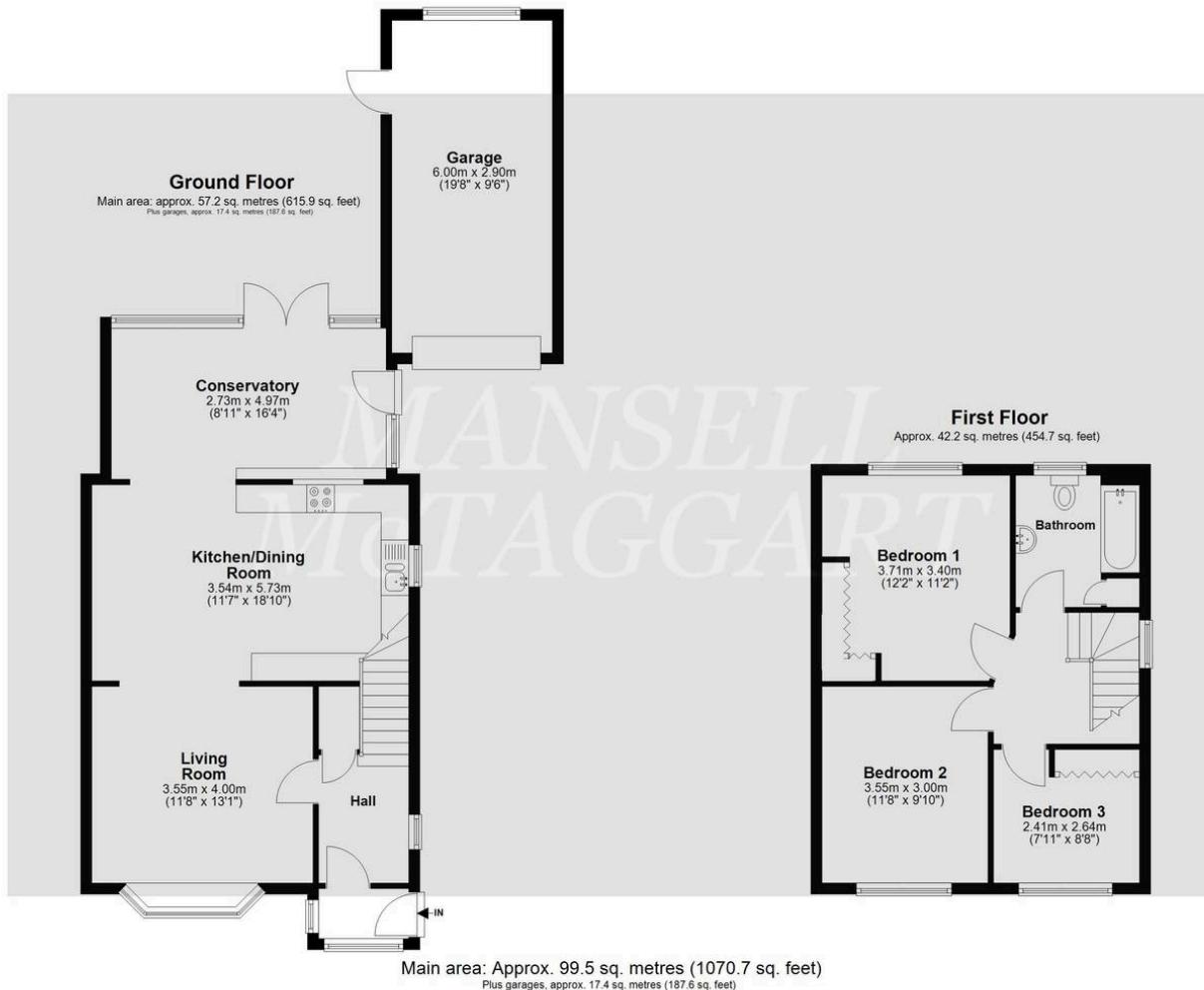


The stylish modern kitchen is fitted with a wide range of well designed units incorporating cupboards and drawers with soft close doors and integrated appliances. There's a vast amount of work surfaces available for those who love to cook with a dining area adjacent to the kitchen, perfect for hosting and entertaining. Beyond the kitchen is a sizable rear extension with sky lights and French doors leading to the rear garden allowing in plenty of natural light, benefitting from the southerly aspect. In addition, there is air conditioning to this area of the home, creating an enjoyable environment all year round and further matching kitchen units for more storage options.

Heading upstairs, the first floor landing offers access to all three bedrooms, family bathroom and the loft. There is also air conditioning. Bedroom one is a generous double room overlooking the rear aspect with fitted wardrobes, whilst bedroom two is another double room to the front. Bedroom three is currently used as an office, but could easily be transformed back into a bedroom, which could support a double bed or be a large single room. Finally, the re-fitted bathroom is fitted in an attractive white suite comprising of a panelled bath with shower unit over, WC, wash hand basin with vanity storage beneath, chrome towel warmer and opaque window.

Completing this fine home is a beautiful South facing rear garden, offering peaceful and private outlooks. The area is mainly laid to lawn with mature trees and hedging bordering the garden, all enclosed by wooden panel fencing and a patio area abutting the foot of the house. There is also access into the garage from the garden and a small, concealed area of patio behind the garage.





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.

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