



HOMES **HP** PARTNERSHIP

Siena Drive

Pound Hill, Crawley, RH10 3SN

- Newly redecorated
- Three bedrooms
- End of terrace family home
- Modern family bathroom
- Unfurnished
- Master bedroom with en suite
- Fully fitted modern kitchen
- Spacious lounge
- Sunny rear garden
- Available from 9th November

£1,250 pcm



Homes Partnership Lettings and Management is delighted to offer to let this fantastic newly redecorated three bedroom end of terrace family home. The property is located in a quiet cul de sac setting in the popular residential neighbourhood of Pound Hill. The ground floor accommodation comprises a spacious lounge, modern fully fitted kitchen and a cloakroom. On the first floor the master bedroom has an en suite shower room, there are two further bedrooms and a modern family bathroom. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside there are front and rear gardens and communal parking. In our opinion this would be a great family home and will be offered on an unfurnished basis. Available from 9th November on a long term tenancy we would urge an early viewing.

Double glazed front door opening to:

ENTRANCE HALL Stairs to the first floor. Central heating thermostat. Telephone point. Radiator. Laminate flooring. Doors to kitchen, cloakroom and:

LOUNGE / DINING ROOM 18' 1" x 14' 4" (5.51m x 4.37m) approximate. Double glazed French doors opening to the rear garden. Under stair cupboard. Wall light points. Telephone, television and Virgin Media points. Radiator. Laminate flooring.

KITCHEN 11' 6" x 7' 2" (3.51m x 2.18m) approximate. Refitted with a range of wall and base level units incorporating a one and a half bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and built in gas hob with filter hood over. Space for fridge / freezer, washing machine and dishwasher. Radiator. Vinyl flooring. Dual aspect double glazed windows to the front and side aspect.

CLOAKROOM Fitted with a suite comprising a low level WC and a wall mounted wash hand basin. Vinyl flooring. Double glazed opaque window to the front.

LANDING Stairs from the entrance hall. Doors to all bedrooms and bathroom.

BEDROOM ONE 13' 0" x 8' 1" (3.96m x 2.46m) approximate. Double glazed French doors opening to a Juliette balcony. Radiator. Carpeted. Door to:

EN SUITE SHOWER ROOM Fitted with a white suite comprising a shower cubicle and a pedestal wash hand basin. Heated towel rail. Vinyl flooring.

BEDROOM TWO 9' 11" x 8' 3" (3.02m x 2.51m) approximate. Double glazed window to the front. Radiator. Carpeted.

BEDROOM THREE 9' 6" x 6' 2" (2.9m x 1.88m) approximate. Double glazed window overlooking the rear garden. Radiator. Carpeted.

BATHROOM Fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and a low level WC. Radiator. Vinyl flooring. Double glazed window to the front.

OUTSIDE

FRONT GARDEN With plants, shrubs and bushes.

REAR GARDEN Laid to lawn. External water tap.

PARKING There is communal parking to the side of the property.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

MEDIA AVAILABLE Virgin / Telephone / Terrestrial

AREA INFORMATION

The ever popular Pound Hill is located on the east of Crawley and is bordered by Three Bridges and Manor Royal to the west and Maidenbower to the south. It is one of the largest local neighbourhoods and has a variety of housing from first time buyer flats to executive detached houses approaching £1,000,000. There are two parades of shops, three pubs, three churches and surgeries in the area. Schooling includes an infant school, junior school, primary school and large parts of the neighbourhood fall within the catchment area of Hazelwick School in Three Bridges. There is a bowls club, and Worth Park Gardens offer formal gardens and lake, croquet lawn and tennis court; some of the beautiful trees in the gardens date back to the original planting in the 1840s! Pound Hill is serviced by the Metrobus routes and Three Bridges mainline train station is easily accessible with fast and direct routes to London and Brighton.

SUMMARY OF CHARGES TO TENANTS

Money due to reserve a property:

Holding Deposit:
Equivalent to 1 Weeks' Rent

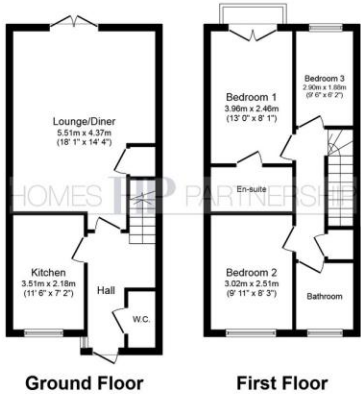
Money due in cleared funds prior to the start of tenancy:

One month's rent in advance
Dilapidations Deposit (Equivalent to 5 weeks' rent)

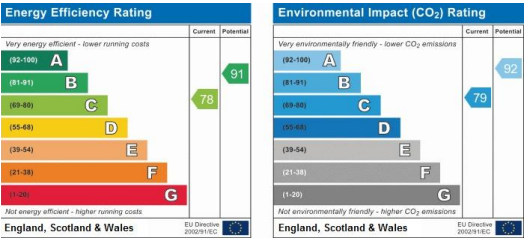
TENURE Long term

COUNCIL TAX BAND D £1,683

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Measurements rounded to nearest 1/2 inch (12.5mm).



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IN ACCORDANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 WE DRAW YOUR ATTENTION TO: A wide angled lens is used in all photography in order to show as much of each room as possible, as a result some of the rooms may appear distorted in appearance. All measurements are approximate and rounded, and should not be relied upon; tolerance +/- 3". In accordance with our obligations every effort will be made to enquire about planning consents or building regulation approval (if applicable). Please note that burglar alarm systems, telephone, TV and power points will not be tested nor will plumbing, central heating systems, fires/fireplaces, wiring, services, appliances or white goods. The structure of the property will not be investigated in any way nor will any check on the boundaries, tenure or title be made (beyond our obligations). If there is anything in these particulars of particular importance to you please contact us and we will check the information for you. We recommend that purchasers also make their own enquiries.