



St. Marys Drive  
Pound Hill, Sussex RH10 3BN

**£475,000**



Astons are delighted to offer to the market this character, bay fronted three bedroom detached house, which offers considerable scope to extend, (subject to planning). The property is ideally located close to Three Bridges mainline train station, bus routes and well regarded local schools. The house benefits from two spacious reception rooms, a downstairs cloakroom, utility room, gas radiator heating and family bathroom. A particular feature of the house is its' large secluded rear garden and to the front there is a driveway with parking for two to three cars which leads to the garage.



### Hallway

Front door, wood parquet flooring, under stairs cupboard, stairs to the first floor, doors to:

### Lounge

Double glazed bay window to the front, radiator, coving, fireplace, (not operational), wood parquet flooring, archway to:

### Dining Room

Double glazed patio doors to the garden, open fireplace with stone surround and hearth, wood parquet flooring, coving.

### Utility Room

Work surface to one side with Belfast sink with a mixer tap and unit below, space for a washing machine, tiled floor, double glazed window, eye level units and floor to ceiling unit, double glazed door to the side, door to:

### Downstairs Cloakroom

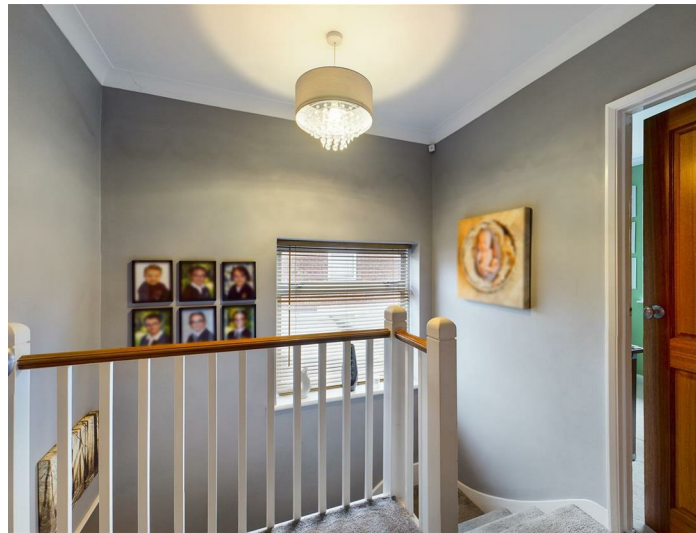
White W.C. obscured window, tiled floor.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a cooker with stainless steel extractor hood above, further space for a dishwasher and fridge/freezer, windows to the side and rear, tiled floor, stable door to the garden, radiator.

### Landing

Double glazed window to the side, coving, access to the loft space,



### Bedroom One

Double glazed bay window to the front, radiator, coving.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe, coving.

### Bedroom Three

Double glazed window to the rear, radiator, coving,



### Bathroom

White suite comprising a panel enclosed bath with a Mira shower unit over and glass screen, pedestal hand basin, W.C. part tiled and part wood panelled walls, recessed down lighters, heated towel rail, wood effect flooring, obscured double glazed window.



### To The Front

### Garage

With double swing doors, power and light, personal door to the rear.

### Rear Garden

The garden is a good size and comprises a decked area adjacent to the house which leads to a lawned area with fence and hedge enclosed borders, side access gate, further garden area screened from the house by bushes.









### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

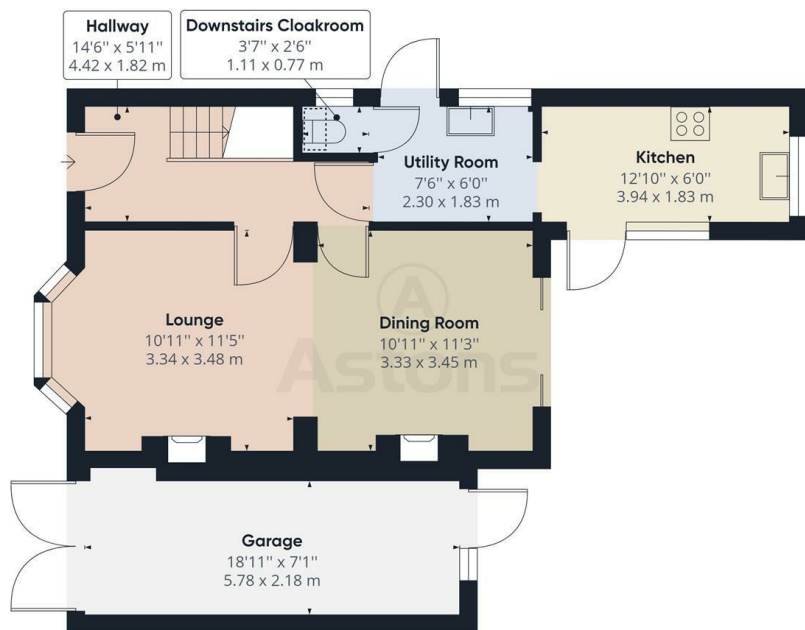
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor



Approximate total area<sup>(1)</sup>  
627.56 ft<sup>2</sup>  
58.30 m<sup>2</sup>

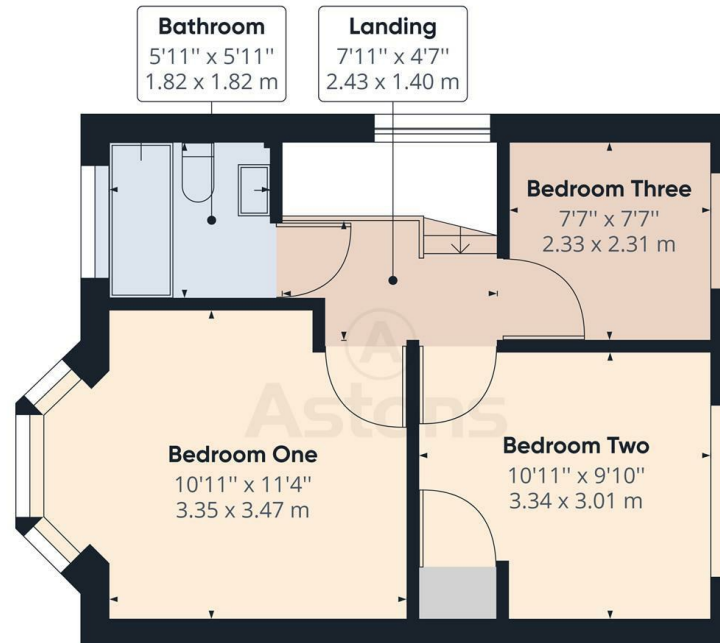
Reduced headroom  
2.79 ft<sup>2</sup>  
0.26 m<sup>2</sup>

(1) Excluding balconies and terraces.

☐ Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 1



Approximate total area<sup>(1)</sup>  
380.07 ft<sup>2</sup>  
35.31 m<sup>2</sup>

(1) Excluding balconies and terraces.

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GIRAFFE 360

