



Guide Price £315,000 - £335,000 Freehold

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Payne Close, Pound Hill, Crawley RH10 3UN

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Moore & Partners



**GUIDE PRICE £315,000 - £335,000.**

**This two double bedroom terrace house is located within pound hill and just 1 mile from three bridges train station. Offering excellent accommodation throughout with the added benefit of a conservatory and garage en-bloc. The conservatory is a superb feature**

Vendor suited Located in Payne Close; Pound Hill this spacious two double bedroom terrace property will fulfil all your family's needs. Situated within the catchment area for Milton Mount and Hazelwick schools. The popular Milton Mount Park is just a very short walk away along with Peterhouse Parade of shops. The property is located just 1 mile away from Three Bridges Train Station with its fast commuter links to London (37 Minutes). Junction 10 of the M23 is easily accessible to both North to the M25 or South to Brighton.

On entering the property, you step into the lounge/diner, which features a small bay window overlooking the front garden. The room is light and airy and can comfortably accommodate a range of lounge furniture as well as a small dining table. Moving towards the rear of the property you enter the refitted kitchen, which offers a range of base and eye level units with plenty of work surface space, creating a small breakfast bar. The kitchen is fitted with an integrated electric oven and gas hob, wither further spaces for under counter fridge, freezer and washing machine. To one end of the kitchen, stairs rise to the first floor. Located at the back of the house a conservatory has been added, this can be used for multiple functions, including a play room, home office or dining room. It has double opening doors that lead out onto a full width patio area.

Moving upstairs there is a small landing giving access to all rooms and the loft, which has the added benefit of a light. Bedroom One is a good-sized double measuring 11'7" x 9'1" and enjoys views to the front. It can comfortably accommodate a double bed and a range to bedroom furniture. Bedroom two is a smaller double measuring 9'5" x 7'3" but does have the added benefit of a double built in wardrobe and further storage cupboard over the stairs as well as views out over the rear garden. The bathroom comprises a three-piece white suit, with shower over the bath, all set against stylishly tiled walls.

Outside to the front, the property overlooks a nice quite green, whist there is also a small garden which is currently laid to shingle, with a path leading to the front door.

The rear garden has also been remodelled over the years and now benefits from a small area of Astro turf with decorative flower beds and full width patio area, just outside the double opening doors of the conservatory. There is a gate to the far end giving rear access via a passage way, which in turn gives access to the single garage located en bloc.



# Room Details

## Ground Floor

Lounge/Diner	15'6" x 11'7" (4.72m x 3.53m)
Kitchen	11'7" x 9'6" (3.53m x 2.90m)
Conservatory	11'1" x 9'6" (3.38m x 2.90m)

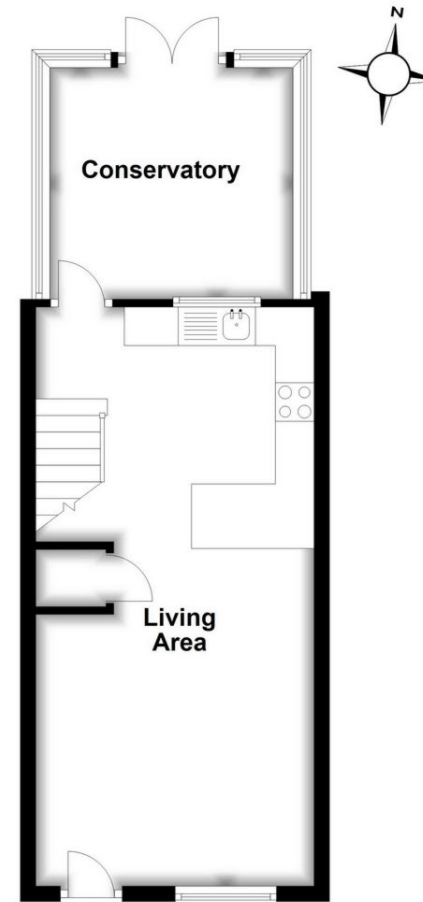
## First Floor

Bedroom One	11'7" x 9'1" (3.53m x 2.77m)
Bedroom Two	9'5" x 7'3" (2.87m x 2.21m)
Bathroom	7'7" x 5'4" (2.31m x 1.63m)

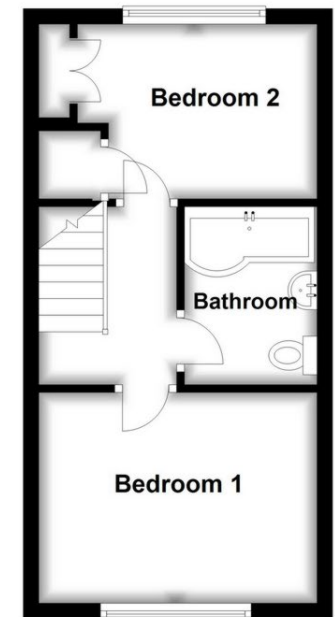
## Outside

- Front/Rear Gardens
- Garage En Bloc

**Ground Floor**  
Approx. 36.7 sq. metres (395.6 sq. feet)



**First Floor**  
Approx. 27.0 sq. metres (291.0 sq. feet)



Total area: approx. 63.8 sq. metres (686.6 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



