



Cowdray Close
Pound Hill, West Sussex RH10 7BW
£695,000

Astons are delighted to offer this spacious four bedroom detached family home, situated in a cul de sac, within the popular Pound Hill area of Crawley. The property is ideally located within half a mile of Three Bridges train station, local shops and well regarded schools. The house benefits from an attractively landscaped, secluded south facing rear garden which backs onto the Worth Way. The property further benefits from a kitchen/breakfast room, large living room, separate dining room, conservatory, and four good sized bedrooms, one with an en-suite bathroom. To the front of the house there is a block paved driveway with parking for several cars leading to a double garage and garden area to the side.



Entrance Porch

Front door, door to the garage, door to:

Hallway

Wood effect flooring, coving, part wood panelled walls, under stairs storage cupboard, thermostat, stairs to the first floor, doors to:

Downstairs Cloakroom

Refitted white suite comprising a W.C. with a concealed cistern, hand basin with a mixer tap and splash back, obscure double glazed window.

Living Room 26'8 x 12'10 (8.13m x 3.91m)

Two double glazed windows to the rear, fireplace with a brick surround and wooden mantel, coving, double doors to the dining room and further door to:

Study 13'3 x 6'2 (4.04m x 1.88m)

Double glazed window to the rear, coving.

Dining Room 13'0 x 10'2 (3.96m x 3.10m)

Double glazed patio doors to the conservatory, wood effect flooring, coving, double doors to the lounge.

Conservatory

21'2 x 10'4 maximum (6.45m x 3.15m maximum)

The conservatory is an attractive feature with an irregular shape offering different vantage points to look over the stunning garden. It is double glazed to three sides, tiled floor, double glazed doors to the either side.

Kitchen/Breakfast Room

15'5 x 14'7 maximum (4.70m x 4.45m maximum)

Range of base and eye level units with work surfaces over and tiled splash backs, breakfast bar, under unit lighting, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel eye level Bosch double oven, inset Bosch hob with extractor hood above, integrated dishwasher, space for an American style fridge/freezer, double glazed window to the front, recessed down lighters, coving, cupboard housing the gas warm air boiler, archway to:

Utility Room 6'11 x 5'3 (2.11m x 1.60m)

Range of base level units and full height cupboard with work

surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a washing machine, double glazed window to the side, double glazed door door to the side way, recessed down lighters.

Landing

Double glazed window, coving, airing cupboards to two sides, access to the loft space via a pull down ladder, doors to:

Bedroom One 12'5 x 9'11 (3.78m x 3.02m)

Double glazed window to the rear, coving, fitted wardrobes to one wall, fitted dressing table with drawers, further built in cupboard, obscure glazed door to:

En-Suite Bathroom

White suite comprising a P-shaped bath with a mixer tap and separate Aqualisa digital shower unit above with glass screen, hand basin with a mixer tap and vanity unit below, W.C, with a concealed cistern, tiled walls, coving, extractor fan, heated towel rail.

Bedroom Two 14'0 x 13'2 (4.27m x 4.01m)

Double glazed window to the rear, coving, built in wardrobes with sliding doors.

Bedroom Three 12'4 x 10'2 (3.76m x 3.10m)

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

Bedroom Four 10'3 x 10'3 (3.12m x 3.12m)

Double glazed window to the front, coving, built in wardrobe.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and vanity unit below, W.C, with a concealed cistern, part tiled walls, heated towel rail, obscure double glazed window.

To The Front

With a block paved driveway providing parking for several cars, shaped lawned area to the side with feature plant and shrub borders, side access gate leading to the rear, driveway leads to the front door and garage.

Double Garage

With an up and over door, power and light, personal door to the house.

Rear Garden

The south facing garden is secluded and attractively landscaped. It comprises a paved patio seating terrace adjacent to the house with steps down to a shaped lawned area with well stocked plant and shrub borders, feature pond with waterfall, further paved patio seating area to the rear, side access gate, fence enclosed borders, gate to the rear giving access to the Worth Way.

Solar Panels

The property has solar panels on the roof which heat the hot water. The hot water can also be heated by the gas boiler or electric immersion.

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.

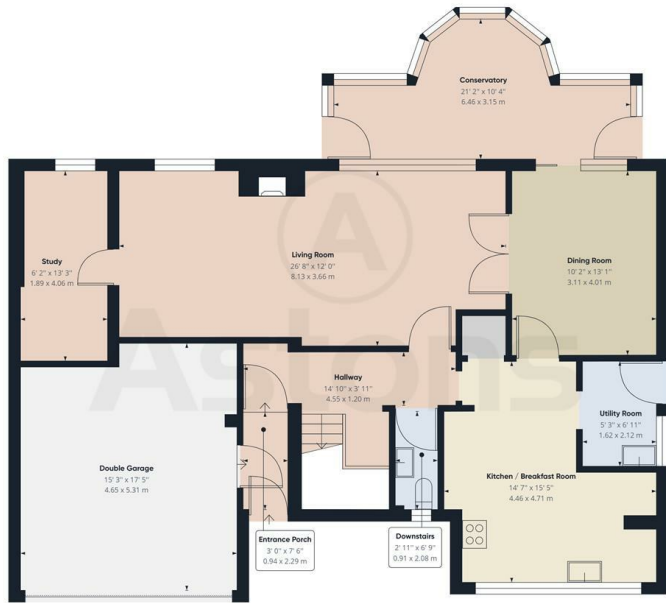
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





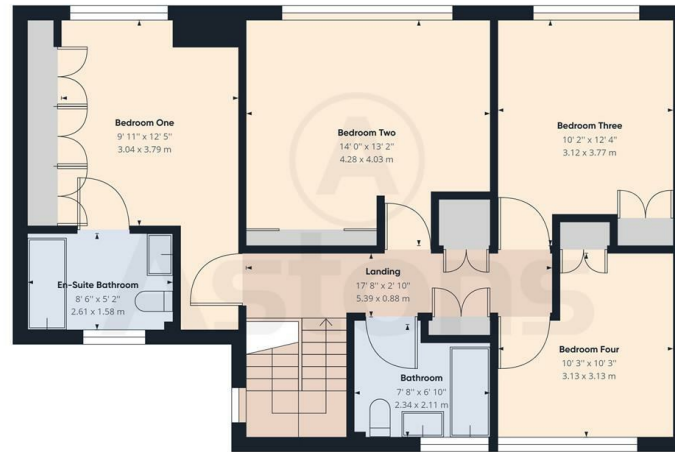
Ground Floor

Approximate total area⁽¹⁾
1329.76 ft²
123.54 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



1st Floor

Approximate total area⁽¹⁾
740.29 ft²
68.78 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

