



**Price**

**£475,000**

**Freehold**

4x  1x  2x 

**St. Catherine's Road,  
Pound Hill, Crawley,  
West Sussex, RH10**

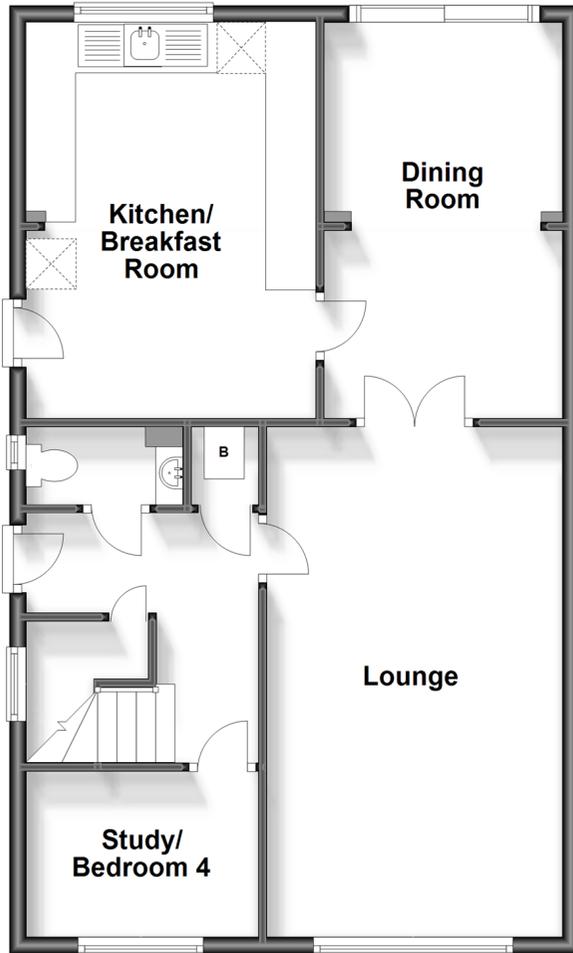
**OVER 60?**

Secure this property  
for up to **59% less!**

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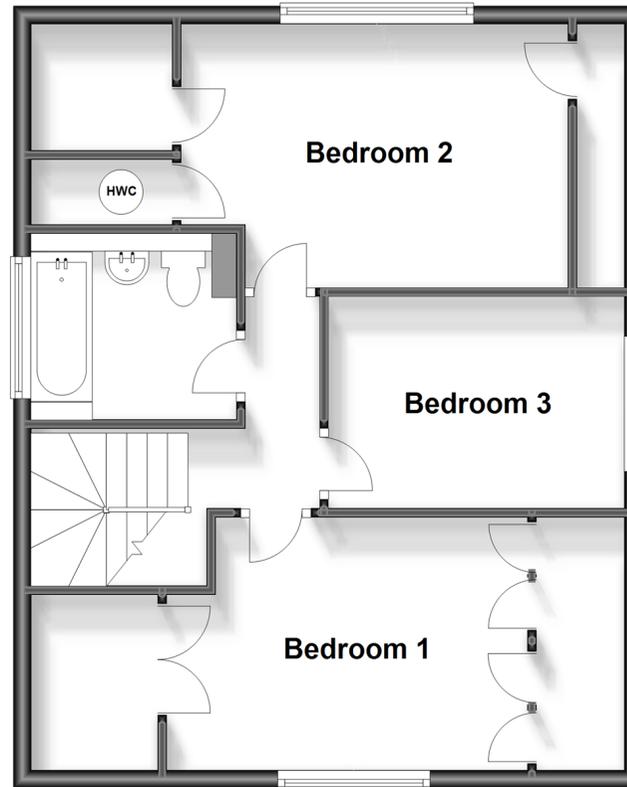
## Ground Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



## First Floor

Approx. 56.7 sq. metres (610.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 20'0 x 11'7 (6.10m x 3.53m)

Dining Room: 15'11 x 10'1 (4.85m x 3.08m)

Kitchen/Breakfast Room: 15'2 x 11'3 (4.63m x 3.43m)

Study/4th Bedroom: 9'11 x 6'5 (3.02m x 1.96m)

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 9'3 (4.09m x 2.82m)

Bedroom 2: 14'6 x 9'10 (4.42m x 3.00m)

Bedroom 3: 11'1 x 7'7 (3.38m x 2.31m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

Total area: approx. 126.5 sq. metres (1361.3 sq. feet)



## Main features

- Detached home in popular Pound Hill
- Tandem garage and driveway
- Extended ground floor so lots of lovely downstairs living space
- Great location close to great schools, Three Bridges Train station and local parks
- A home with huge potential



### Nearest Schools

Primary Schools: Milton Mount Primary 0.3 miles, Pound Hill Junior School, Crawley 0.7 miles, Three Bridges Junior School 1.3 miles

Secondary Schools: Hazelwick School 0.8 miles, Oriel High



### Transport Information

Train Stations: Three Bridges 0.9 miles, Gatwick Airport 1.9 miles, Crawley 2.0 miles



### Address

St. Catherine's Road, Pound Hill, Crawley, West Sussex, RH10



### Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:
	E(53)	B(32)

20419263/20230909/SS/NH1