



# PLATINUM ESTATES

## Mount Close, Pound Hill, Crawley, RH10 7EF

- DETACHED FOUR / FIVE BEDROOM FAMILY HOME
- SET IN ONE OF CRAWLEYS PREMIER ROADS
- DECORATED TO A HIGH SPECIFICATION
- KITCHEN / BREAKFAST ROOM
- SOUTH WESTERLY FACING VAST REAR GARDEN
- ESTABLISHED GARDEN WITH PATIO, LAWN AND RAISED DECKING AREA
- GARAGE AND PARKING FOR FOUR CARS



## Guide Price

**£625,000-  
£675,000**



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Platinum Estates are pleased to market this detached four/five bedroom family home in the highly desirable Mount Close in Pound Hill with its excellent schools, amenities and transport links, Three Bridges mainline Train Station is a short walk away and will have you in London within 40 minutes. Access is nearby to the M23/M25. The property has been superbly decorated by the current owners and in brief is comprised of: an Entrance hall, Lounge, Dining room, Kitchen / Breakfast room, Study / Bedroom five and four double Bedrooms upstairs along with the Family Bathroom and a single Garage with plumbing which has potential STPP for an annex. The driveway could park 4 cars and the south westerly facing rear garden, vast in size and established boasting a Patio area, raised decking area all surrounded by mature plants and shrubbery.

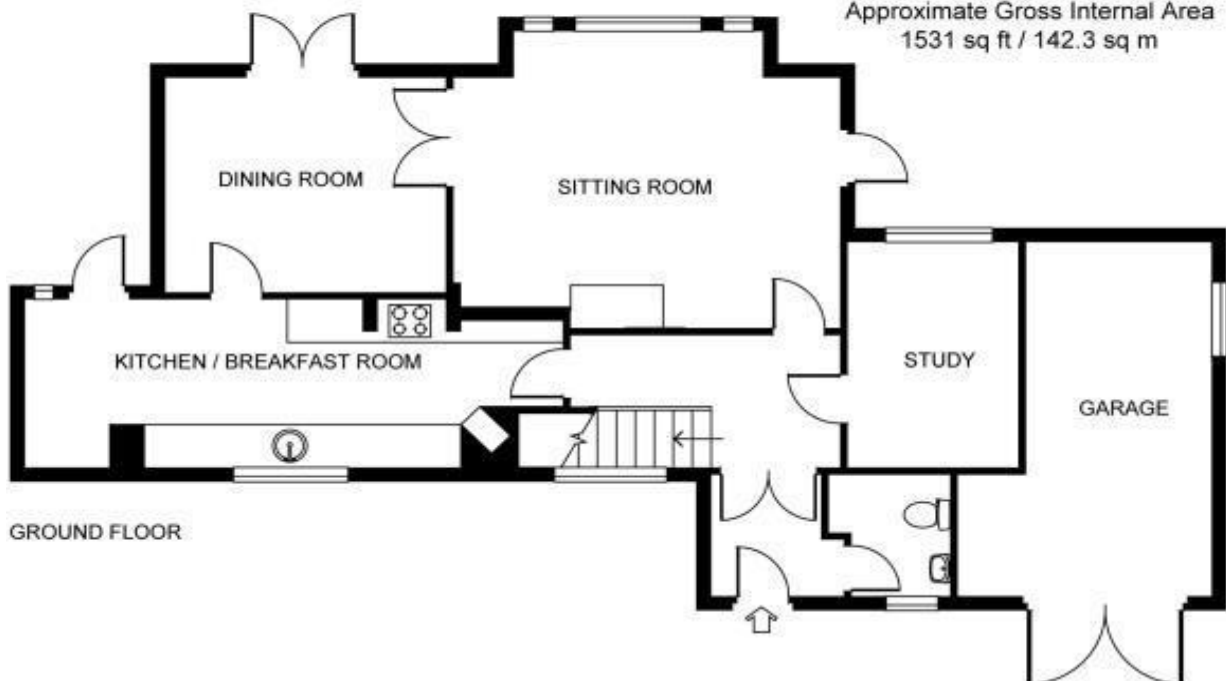
For further information/to arrange a viewing contact Platinum Estates: Tel: 01293 608950 | Email: [sales@platinumbc.com](mailto:sales@platinumbc.com)

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Services provided: Sales & Lettings (Free Valuations 7 Days a Week) & Mortgages & Refurb Options

## Floor Plan



Approximate Gross Internal Area  
1531 sq ft / 142.3 sq m

## Energy Performance Certificates

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		<b>72</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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		<b>68</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### **Entrance Hall**

The front door opens into the porch with double doors into the entrance hall which has laminate flooring and gives access to: study / bedroom five, Kitchen / Breakfast room, lounge and stairs to the First floor. There is lighting, a radiator and an under stair storage cupboard.



### **Cloakroom**

The tiled floor cloakroom is fitted with a white suite comprising a low level WC and a pedestal hand basin with splash back tiling. There is lighting, a radiator and two opaque double glazed windows.



### **Lounge 5.13m (16'10") x 4.14m (13'7")**

This dual aspect lounge has carpet flooring with a feature gas fireplace. 2 double glazed windows look out onto the rear garden. A double glazed door opens out to the side of the property. There is lighting, a radiator, electrical and TV point. Internally you have a single wooden glazed door leading to the hallway at one end of the room, the other end has a double door opening out into the dining area.



### **Dining area 3.66m (12'0") x 3.05m (10'0")**

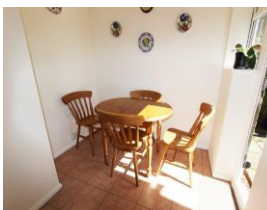
The dining room has laminate flooring, lighting a radiator, a telephone point and electrical sockets. There are two double glazed French doors that open out into the rear garden.



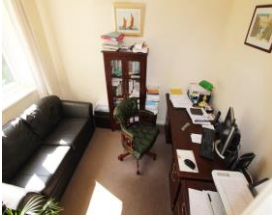
### **Kitchen / Breakfast room**

23'2" X 10' (3.66m X 3.05m) narrowing to 13'7" x 10'0" (4.14m x 3.05m)

The kitchen has tiled flooring and is fitted with a range of high quality wall and base level units incorporating a single bowl and drainer unit with a mixer tap. A built in electric hob with double oven, space for a fridge freezer and dishwasher. There is a wall mounted boiler radiator, lighting and electrical sockets. The kitchen is dual aspect with a large double glazed window overlooking the front of the property and a double glazed window and door opening to the rear garden. Internally there is a door leading to the entrance hall.



### **Breakfast Room**



### **Study / Bedroom Five 3.15m (10'4") x 2.24m (7'4")**

This downstairs room overlooks the rear garden and has TV and Telephone points, a radiator and lighting.



### **Landing**

The carpeted landing gives access to all four double bedrooms, the family bathroom and access to the part boarded loft. A large double glazed window overlooks the front of the property. There is a double wardrobe with bi-folding doors and an airing cupboard with shelving and housing the hot water tank.



### **Bedroom One 3.10m (10'2") x 3.10m (10'2")**

This carpeted bedroom has a double glazed window overlooking the rear garden, a radiator, lighting and electrical sockets. There is a storage cupboard and fitted wardrobe with bi-folding doors.



### **Bedroom Two 3.61m (11'10") x 2.90m (9'6")**

Bedroom two has wooden floor boards with a double glazed dual aspect window overlooking the rear garden with lighting, electrical sockets and a radiator.



### **Bedroom Three 4.83m (15'10") x 2.34m (7'8")**

Bedroom three is carpeted and has a double glazed window, lighting, electrical sockets and four doors to eaves storage.



### **Bedroom Four 3.56m (11'8") x 2.34m (7'8")**

Bedroom four is carpeted and has a double glazed window overlooking the rear garden a radiator, electrical sockets and lighting with a storage cupboard.



### **Family Bathroom**

Fully tiled bathroom with laminate flooring is fitted with a white suite comprising a panelled bath, pedestal hand basin and low level w/c. A fully tiled shower cubicle, radiator, lighting and double glazed opaque window.



### **Front Garden**

Laid to lawn with mature shrubbery, flower beds and trees.



### **Driveway**

Shingle driveway providing parking for up to four vehicles. The driveway leads to an integral garage with double doors, power and lighting. There is plumbing for a washing machine, room for a tumble dryer and fridge freezer inside making it the ideal utility room or annex STPP.



### **Rear Garden**

The south westerly rear garden has a vast lawn and has been well maintained with established flowers, shrubbery, plants and trees including a patio area and covered raised decking area. Gated access is at both sides of the property.



### **Patio area**

The patio area is block paved.



### **Raised Decking area**

This decked area is covered and raised.

## **Train Stations and Airports**

SHORT WALK TO THREE BRIDGES MAINLINE TRAIN STATION EASY ACCESS TO M25

## **Schools Information**

CATCHMENT AREA FOR POUNDHILL INFANTS AND JUNIORS, HAZELWICK

## **Leasehold Information**

FREEHOLD

## **Information of Interest**

COUNTY MALL SHOPPING CENTRE, HOLLYWOOD BOWL, TILGATE NATURE CENTRE AND PARK, CINEWORLD, HAWTH THEATRE AND ABUNDANT RESTAURANTS

The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.