



Parkway
Pound Hill, West Sussex RH10 3BS

Guide Price £345,000

Guide price £345,000-£355,000

Astons are delighted to offer this improved three bedroom semi-detached house with garage which is situated within walking distance of Three Bridges mainline station in Pound Hill. The accommodation includes an entrance porch, lounge through to refitted kitchen/dining room, three good sized bedrooms and a white family bathroom. The property further benefits from Upvc double glazing, gas heating to radiators, fully enclosed rear garden, and garage with parking to the front for two/three cars.

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Entrance Porch

Upvc double glazed front door to Upvc double glazed porch, tiled floor, replacement front door to

Lounge

18'8 including stairwell x 12'3 (5.69m including stairwell x 3.73m)



Wood effect laminate flooring, Upvc double glazed windows to front and side aspect, double radiator, stairs to first floor landing, archway through to

Refitted Kitchen/Dining Room

18'8 x 12'1 (5.69m x 3.68m)



Fitted with a range of units at base and eye level, roll-topped work surfaces, 1 1/2 bowl single drainer sink, integrated dishwasher, integrated washing machine, space for wine cooler, integrated fridge and freezer, built-in oven, gas hob with extractor hood, tiled floor, Upvc double glazed window, Upvc double glazed sliding patio doors to rear garden

First Floor Landing



Upvc double glazed window, access to loft space, doors to

Bedroom One

12'1 x 11'2 (3.68m x 3.40m)



Upvc double glazed window, single radiator

Bedroom Two

11'7 x 9'7 (3.53m x 2.92m)



Upvc double glazed window, single radiator

Bedroom Three

8'7 x 8'0 (2.62m x 2.44m)



Upvc double glazed window, single radiator

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Bathroom



White suite comprising panel enclosed bath with separate shower, close coupled w.c, wash hand basin, part tiled walls, heated chrome towel rail, Upvc double glazed window, tiled floor

To the Front

Driveway for two/three cars, with shared drive to

Garage



Up and over door

To the Rear



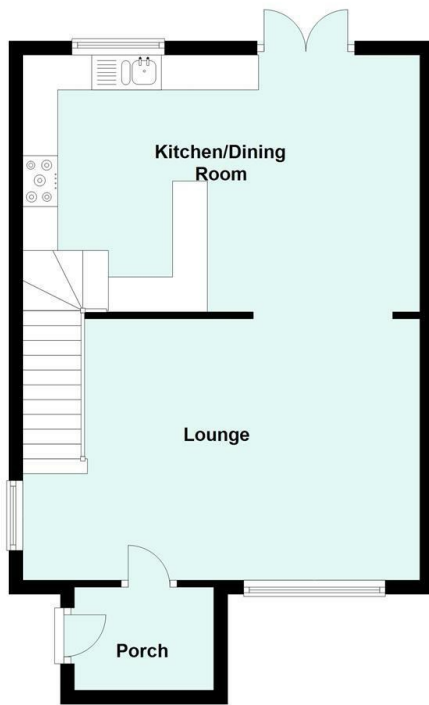
Fully enclosed by timber fencing, patio area leading to astro-turf, raised bed

Disclaimer

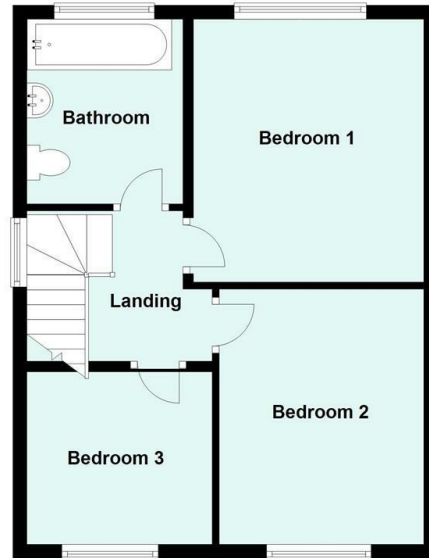
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



Ground Floor

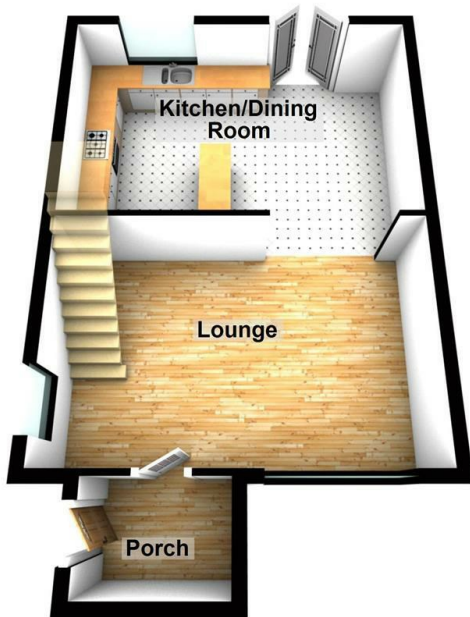


First Floor

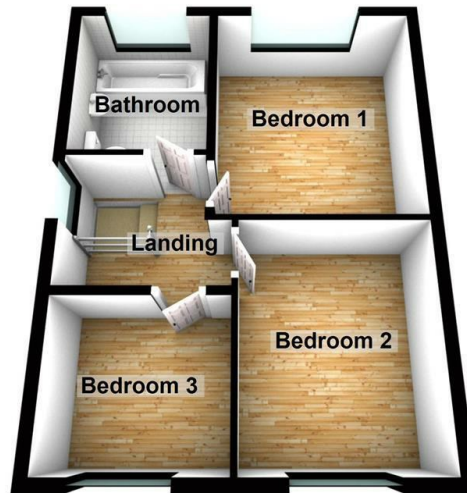


Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Ground Floor



First Floor



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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |