



3 Bedrooms

Situated on an enviable corner plot featuring a much larger than average garden within the desirable area of Pound Hill, Crawley, West Sussex, this superbly presented three-bedroom semi-detached Taylor Woodrow house is proudly offered for sale by Greenaway Residential Estate Agents Crawley, with early viewings highly recommended to avoid missing out.

**Kipling Close, Pound Hill,
Crawley, West Sussex,
RH10 3BU**

Guide Price:

£475,000

EPC Rating: TBC



Originally built to high standards by renowned developers, the property has been significantly enhanced through a smart side extension and a charming conservatory, resulting in a spacious and incredibly adaptable ground floor layout. Approached via a block-paved front driveway offering generous off-street parking alongside a large single garage measuring 19'4" x 11'3" with power and direct side access, the home opens into a useful front entrance porch and a bright hallway. The heart of the residence is an expansive open-plan lounge and dining room featuring dual-aspect light, a focal fireplace, and double sliding doors that flow seamlessly into the light-filled conservatory. The well-equipped fitted kitchen enjoys ample counter space, eye-level oven appliances, and direct entry into the clever side extension, which houses a dedicated utility room for extra appliances and laundry storage, as well as a convenient ground-floor cloakroom with a WC.

Up on the first floor, a bright landing leads to three well-proportioned bedrooms and a modern family bathroom complete with a large walk-in double shower. Crucially for those looking for long-term growth, the property offers exceptional loft conversion potential, as the original architecture allows for a second staircase to be fitted directly above the existing stairs, enabling a seamless second-floor conversion to create a luxurious master suite or additional bedrooms without sacrificing a single square foot of space from any of the existing first-floor rooms or landing.



For additional information and full photo gallery please visit www.greenawayresidential.com



Stepping outside, the substantial plot truly sets this home apart, boasting an expansive and beautifully kept garden with a paved sun patio ideal for summer dining, extensive lawned areas, mature tree-lined borders, and a paved pathway running the length of the garden.



Beyond the doorstep, the home benefits from a premier position in highly sought-after Pound Hill, offering an outstanding quality of life surrounded by leafy parks, local sports facilities, and friendly community amenities. Families are exceptionally well catered for with a wide selection of well-regarded schools in the immediate area, including Pound Hill Infant and Junior Academies, Maidenbower Infant and Junior Schools, Milton Mount Primary School, and secondary options such as Hazelwick School and Oriel High School all within easy reach. Commuters will find the transport links second to none; Three Bridges mainline railway station is located just a short distance away, offering frequent, direct fast train services to London Victoria and London Bridge in under 40 minutes, as well as direct Thameslink connections northbound to London Blackfriars and southbound to Brighton. For those travelling by road, the nearby M23 motorway (Junction 10) provides effortless road access to the M25, the South Coast, and London Gatwick Airport, which is conveniently reachable in around ten minutes. Frequent local Metrobus services further link the neighbourhood effortlessly to Crawley town centre and the vibrant Manor Royal business district, making this extended home on a prime corner plot an ideal combination of comfort, space, future potential, and unmatched local connectivity.



Hallway 13'1" x 5'1" (4m x 1.55m)
Living/Dining 11'3" x 11'8" (3.43m x 3.56m)
Living/Dining 12'6" x 10'5" (3.8m x 3.18m)
Conservatory 8'11" x 9'7" (2.72m x 2.92m)
Kitchen 10'10" x 7'9" (3.3m x 2.36m)
Utility Room 6'11" x 5'10" (2.1m x 1.78m)
Landing 7'10" x 5'8" (2.4m x 1.73m)
Bedroom One 12'5" x 9'2" (3.78m x 2.8m)
Bedroom Two 11'3" x 9'9" (3.43m x 2.97m)
Bedroom Three 7'11" x 8'8" (2.41m x 2.64m)
Loft 20'3" x 18'10" (6.17m x 5.74m)
Garage 19'4" x 11'3" (5.9m x 3.43m)

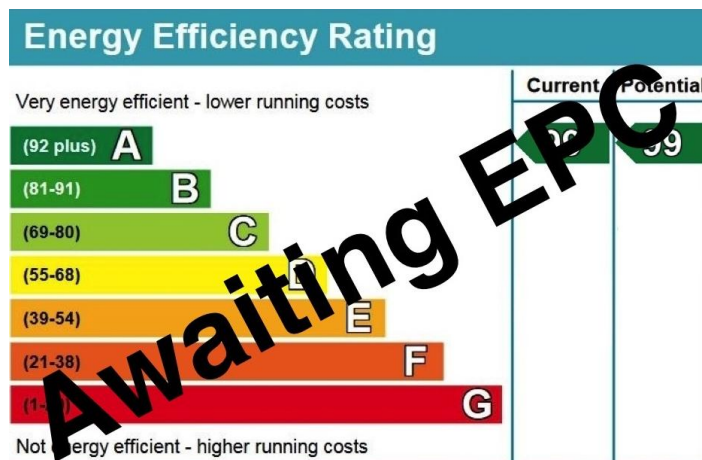
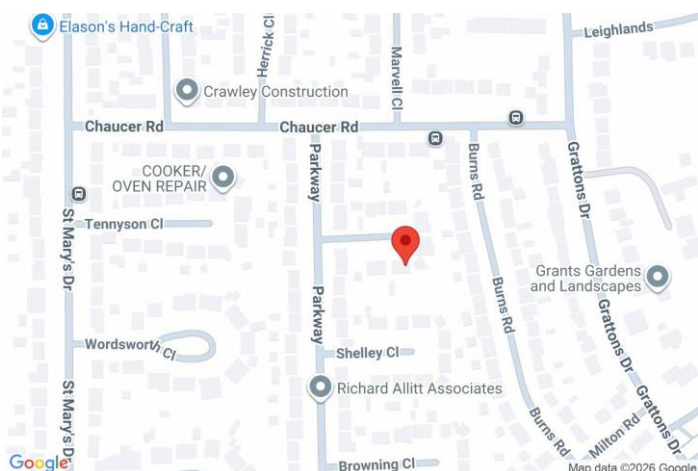
Looking to sell? Why not call us to arrange a free, no obligation market appraisal of your property. We are a well established local independent Estate Agent with branches in both Crawley and East Grinstead. Our selling service is strictly on a no sale, no fee basis and we pride ourselves on our industry leading marketing and high levels of customer service.



Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Greenaway Residential



For additional information and full photo gallery please visit
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract