



Toftwood Close  
Pound Hill, RH10 7GR  
**£775,000**



Astons are delighted to offer to the market this lovely detached four/five bedroom family home, which is situated at the end of a very popular cul de sac within the Blackwater Lane area of Pound Hill. The property offers a rural, countryside feel, yet is ideally located close to Three Bridges mainline train station, motorway links, well regarded local schools and amenities. The house has been extensively improved over the years by the current owners and benefits from the addition of a stunning garden room with picture window, a refitted kitchen/breakfast room, separate utility room, a refitted en-suite shower room to the main bedroom and an additional reception room downstairs which could be an office, playroom or fifth bedroom. Outside the property has a driveway to the front with parking for several cars which leads to the garage, and an attractive, secluded garden to the rear, with large entertaining terrace.



### Entrance Porch

Double glazed front door, double glazed obscured window to the side, door to:

### Hallway

Upvc door, radiator, wood effect flooring, under stairs cupboard, coving, stairs to the first floor, doors to:

### Lounge

Double glazed bay window to the front, feature brick fireplace with a gas fire, radiator, coving, wall lights, glazed double doors to:

### Dining Room

Double glazed patio doors to the garden room, radiator, coving.

### Garden Room

Double glazed windows and double glazed french casement doors to one side, double glazed picture window to the rear, wood effect flooring, vertical radiator, wall lights.

### Kitchen/Breakfast Room

Refitted range of base and eye level modern white units with granite work surfaces over and matching splash backs, inset stainless steel one and a half bowl sink with a flexible mixer shower tap and drainer, inset stainless steel five ring gas hob with splash back and stainless steel extractor hood above, built in eye level stainless steel Neff "hide and slide" oven with two plate warming drawers below, space for a dishwasher, integrated fridge, larder cupboard recessed down lighters, breakfast bar, two double glazed windows to the rear, wood effect flooring, coving, radiator.

### Utility Room

Base and eye level units to one wall with inset stainless steel sink with a drainer, space for a washing machine, tumble dryer and fridge/freezer, double glazed window and door to the garden, wood effect flooring, thermostat, door to the garage.

### Office/Play Room

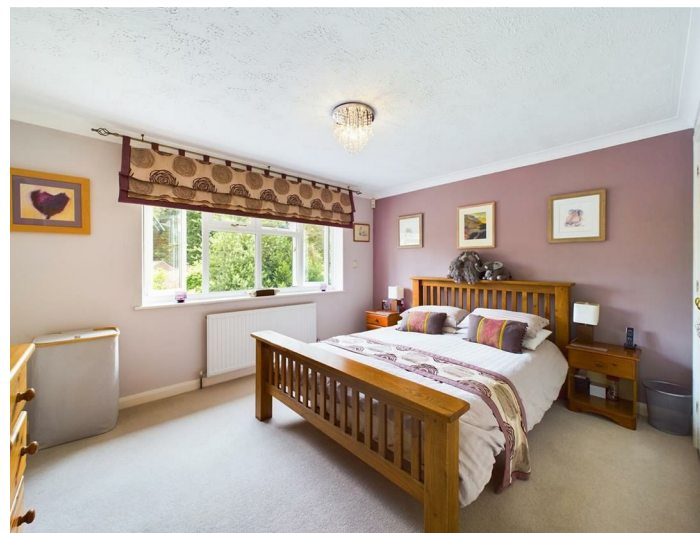
Double glazed window to the front, radiator, laminate flooring.

### Landing

Access to the loft space via a pull down ladder, airing cupboard, coving, doors to:

### Bedroom One

Double glazed window to the rear, radiator, built in wardrobes to one wall, coving, door to:



### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes to one wall, coving.

### En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, mirror with light, shaver point, wc, tiled floor with under floor heating, obscure double glazed window, tiled walls, fitted storage unit, coving, heated towel rail.



### Bedroom Three

Double glazed window to the front, radiator, built in wardrobes, coving.







### Bedroom Four

Double glazed window to the front, radiator, built in wardrobes, coving.

### Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, further mixer shower unit over, pedestal hand basin with a mixer tap, wc, tiled walls, obscured double glazed window, coving, wood effect flooring.



### To The Front

The property is positioned at the end of the close and has a driveway to the front and side which offers parking for four to five cars, shaped lawned area to the side with edging stones, path to the front door, external power socket.

### Garage

With an up and over door, power and light, eaves storage, wall mounted gas fired boiler.

### Rear Garden

The garden forms an attractive feature of the house as it has a good degree of seclusion and is good size. It comprises a large patio seating terrace to one side; perfect for entertaining, the rest of the garden is lawned with feature plant and shrub borders, large shed to the side of the house which measure 19'7" x 3'8", external power socket, side access gate.



### 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

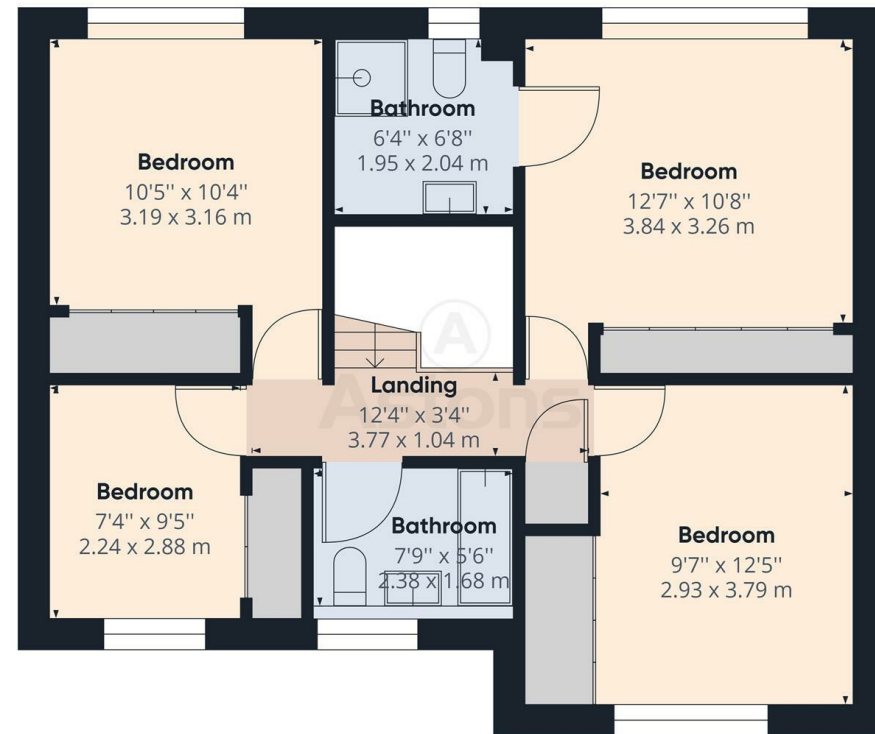
**Astons**

Approximate total area<sup>(1)</sup>  
1119.62 ft<sup>2</sup>  
104.02 m<sup>2</sup>

(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.

QIRAFFE 360



Floor 1

**Astons**

Approximate total area<sup>(1)</sup>  
652.03 ft<sup>2</sup>  
60.58 m<sup>2</sup>

(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.

QIRAFFE 360

