



Guide Price £360,000 - £380,000 Freehold

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**Moore & Partners**



**GUIDE PRICE £360,000 - £380,000.**

**Set in the popular Ifield West area and just one mile from Ifield Train station is this superb three-bedroom family property which features a very spacious 16'4" x 15'8" open plan lounge/diner, modern re-fitted kitchen and a converted loft room. No Onward Chain.**

Set in the popular Ifield West area is this superb three-bedroom family property which features a very spacious 16'4" x 15'8" open plan lounge/diner, modern re-fitted kitchen a superb converted loft room. This well-presented three-bedroom terraced house is located close too Ifield Mill Pond, Ifield Golf Club, bus routes, and a local Tesco Express, convenience is right at your doorstep. The property also offers excellent access to Ifield train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The house makes an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location.

On entering the property, you enter a generous porch which is a great space for all your coats and shoes. From the porch a door enters the generous entrance hall with stairs to first floor and built-in storage cupboards. The entrance hall provides access to the re-fitted downstairs W/C, kitchen and open plan lounge/diner. The modern re- fitted kitchen is located to the front of the property with a view over the front garden and driveway. The modern re-fitted kitchen is fitted with a generous range of modern base and eye level units with work surface surround. Within the kitchen there is are some built in appliances with additional space for free standing white goods and fridge/freezer. The kitchen has also been fitted with a very useful stable door which allows a social aspect to the lounge when entertaining and a safety measure. Moving through the generous open plan lounge/diner which is located at the rear of the property benefits from plenty of natural light which floods through the full width patio doors which provide a wonderful view of the rear garden and the open woodland beyond. The patio doors provide direct access into the rear garden and the covered patio seating area.

The first-floor landing provides access all bedrooms, family bathroom and staircase to converted loft room. The king-sized master bedroom provides adequate space for a king-size bed and also benefits from a range of built-in wardrobes with further additional floor space for free standing bedroom furniture. Bedroom two is a generous double bedroom with built in wardrobes and bedroom three is a good-sized single bedroom. The re fitted family bathroom comprises of a three-piece suite with shower and glazed screen. The bathroom has tiled walls and flooring with window to rear. The loft has been converted into a useable loft room space which provides excellent storage area.

To the front of the property there is a driveway and a lovely front enclosed garden. The rear garden is another superb feature to the property which offers an excellent degree of privacy and seclusion backing onto open woodland.



# Room Details

## Ground Floor

Entrance Porch

Entrance Hall

Downstairs W/C

Kitchen

12'5" x 8'11" (3.78m x 2.72m)

Lounge/Diner

16'4" x 15'8" (4.98m x 4.78m)

## First Floor

Landing

Master Bedroom

12'6" x 9'5" (3.81m x 2.87m)

Bedroom Two

11'3" x 8'11" (3.43m x 2.72m)

Bedroom Three

12'5" x 6'0" (3.78m x 1.83m)

Family Bathroom

6'6" x 6'5" (1.98m x 1.96m)

## Second Floor

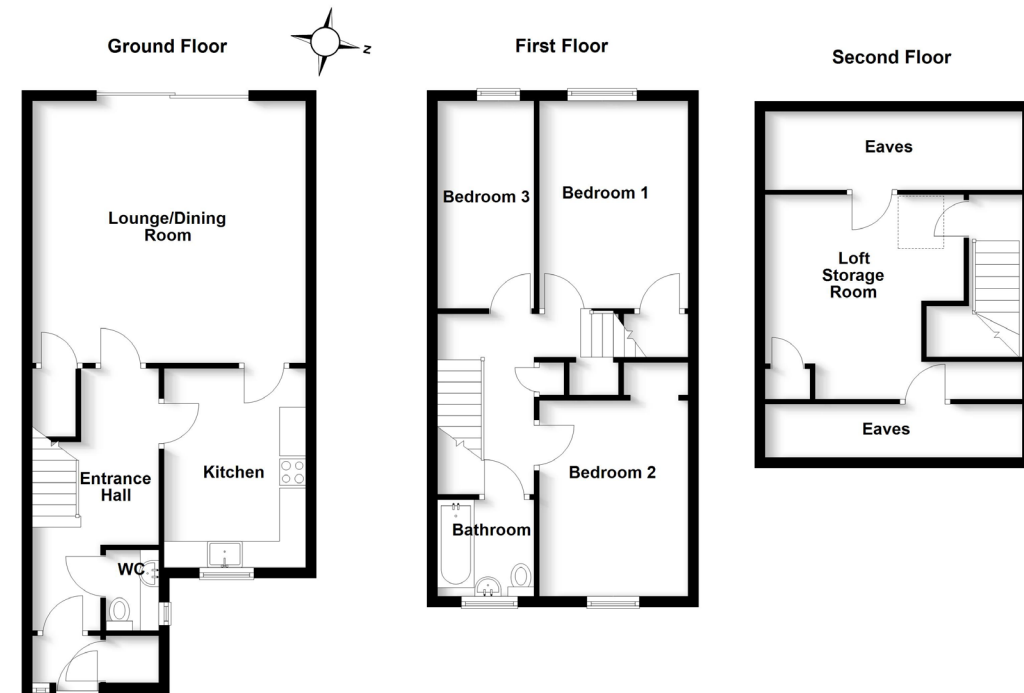
Converted Loft Room 12'9" x 11'10" (3.89m x 3.61m)

## Outside

Drive

Front Garden

Rear Garden



Total area: approx. 128.8 sq. metres (1386.3 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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