



Guide Price £325,000 - £350,000 Freehold

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Lavington Close, Ifield, Crawley, RH11

3 2 1 Y N 0.6 Miles



Moore & Partners

THIS WELL PRESENTED THREE BEDROOM FAMILY HOME IS LOCATED IN THE POPULAR AREA OF IFIELD AND IS LOCATED ONLY 0.2 MILES TO IFIELD SHOPPING PARADE & TRANSPORT LINKS. IT IS IN CLEAN TIDY CONDITION AND IS OFFERED TO THE MARKET WITH NO CHAIN

Upon entering the house, you step into the hallway which in turn gives you access into the kitchen, lounge and stairs that lead to the first floor. To your left is the lounge which offers plenty of room for a range of furniture including sofas. To the front there is a generous window that overlooks the front and allows in a generous amount of light. The kitchen offers an array of base and eye level units with generous work surface space. There is an integrated dishwasher, with further spaces for cooker, under counter fridge, freezer and washing machine. Off from the kitchen at the rear of the property is the dining room which offers plenty of room for a 4-seater table and other free-standing furniture. There are patio doors that lead you into the bright and airy conservatory which in turn takes you out into the beautiful garden.

Moving upstairs, the landing provides access to all three bedrooms, shower room, separate toilet and loft. The master bedroom which is located at the front of the house is a generous size, it can comfortably hold a king size bed and free-standing wardrobes and dressers. Bedroom two located at the rear of the house, is also a double room and enjoys view of the rear garden. It can comfortably hold a double bed and a range of free-standing furniture. Bedroom three is also at the front of the house and is a generous single room, it can comfortably hold a single bed and additional furniture. The shower room is fully tiled and is currently fitted with a shower cubicle, wash hand basin and low-level w.c, there is a window which lets in a lot of light and natural ventilation.

Outside the property to the front there is a lovely small lawned garden with a few plants and shrubs. The rear garden has been very well maintained and has a range of flower beds, trees and shrubs. There is a small patio area to the side of the conservatory which offers entertaining space and can comfortably accommodate a garden furniture set. The rest of the garden is mainly laid to lawn with a foot path down the middle.

EPC Rating E



Room Details

Ground Floor

Lounge	3.53m x 3.28m (11'7" x 10'9")
Dining Room	3.07m x 3.28m (10'1" x 10'9")
Conservatory	2.82m x 2.35m (9'3" x 7'9")
Kitchen	3.12m x 2.34m (10'3" x 7'8")
Utility Area	1.91m x 1.41m (6'3" x 4'8")

First Floor

Bedroom One	3.57m x 3.32m (11'9" x 10'11")
Bedroom Two	3.33m x 3.07m (10'11" x 10'1")
Bedroom Three	2.72m x 2.35m (8'11" x 7'9")
Shower Room	1.65m x 1.47m (5'5" x 4'10")

Outside

Front Garden

Rear Garden



Total area: approx. 90.5 sq. metres (974.4 sq. feet)

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

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