



Elmgrove, Ifield Road

£425,000



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A fantastic opportunity to secure a beautiful 3 bedroom semi-detached character property originally built in 1890, originally named from a row of Elm trees opposite the front, the property is oozing with quirks and character features in the popular village location of Charlwood. The property boasts fantastic potential for extension and improvement and is within close proximity to Charlwood village centre, an array of pubs and shops, walks, churches, schools and Gatwick Airport.

Upon approach to the property, you have a front lawned area, with side access to garden, and door to the main property. Entering the property, there is a spacious hallway with access to the living room, dining room and stairs ascending to first floor. The living room is well proportioned easily housing multiple family sofas and freestanding appliances. The room also benefits from a feature fireplace, original sash windows to front and double doors to the dining room. The dining room can easily accommodate a 6+ person dining table, and benefits from a large larder/storage area and access to the kitchen. The kitchen is in need of a full renovation with an array of wall and base units and space for white goods, with a wall-mounted boiler and access to the bathroom. The bathroom comprises of a bath with expected sanitary ware and a separate cloakroom with a w/c, both of which also require renovation.

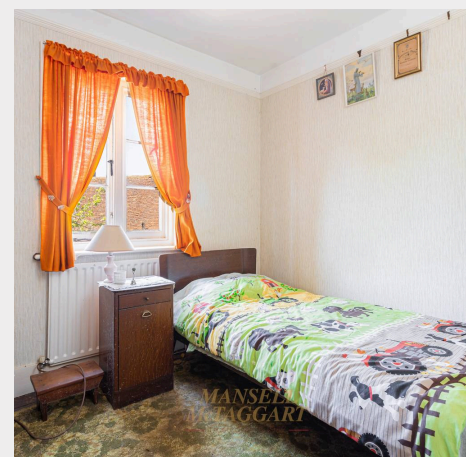
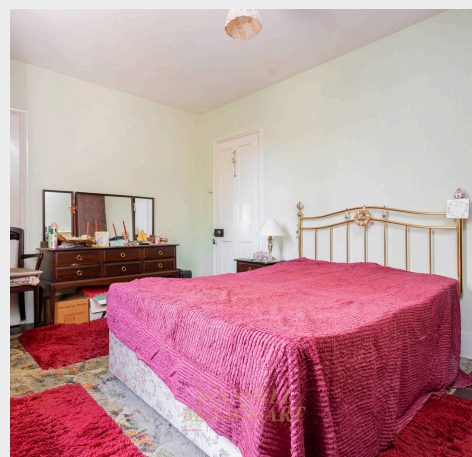


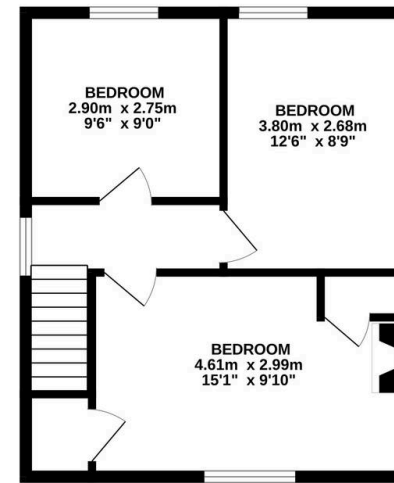
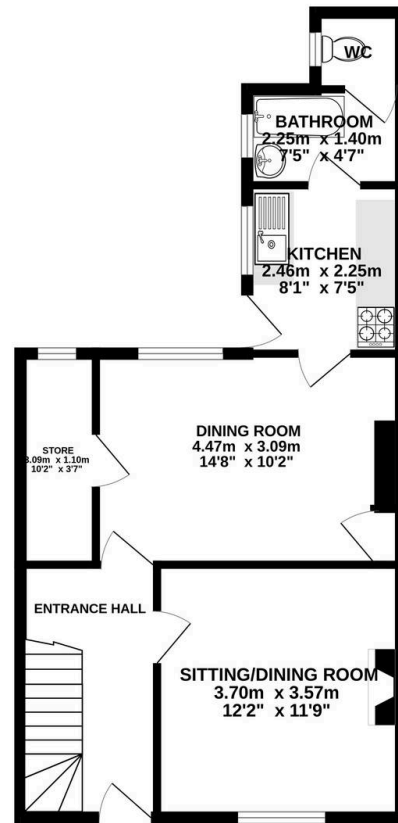


Heading upstairs, a bright and spacious hallway leads to all three bedrooms. Bedroom 1 is to the front aspect, and is of a very good size. It easily holds a king side bed and furniture, also benefitting from further original sash windows and fitted storage. Bedrooms 2 and 3 are to the rear, with bedroom 2 being a double and bedroom 3 a single.

Outside, the property benefits from 2 garden spaces. One is directly attached to the property. It is laid to lawn. Another is accessed via a footpath with a right of access. This additional space is a superb addition with lots of potential. It is currently open, however could easily be enclosed by wood panel fencing. It is fully laid to lawn, and overlooks a small stream. Here there are also some storage sheds and is a perfect space for entertaining and for children to play.

- Three well proportioned bedrooms & NO CHAIN
- Semi-detached
- Private rear garden and additional private detached garden
- Boasting an array of character features being built 1890
- Excellent potential for extension (STPP)
- Great project home for scope for improvement
- Popular village location
- Walking distance to local pubs, walks, shops and schools
- Council Tax Band 'E' and EPC 'E'





TOTAL FLOOR AREA: 85.8 sq.m. (923 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Mansell McTaggart Horley

Mansell Mc Taggart, 3 Central Parade Massetts Road – RH6 7PP

01293 228228

[horley@mansellmctaggart.co.uk](mailto:horley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/horley](http://www.mansellmctaggart.co.uk/branch/horley)