



**Laws Close, Ifield**  
Offers in Region of **£350,000**

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Situated on the outskirts of Crawley in the highly sought-after Ifield West district
- Peaceful cul-de-sac location
- Front porch
- Downstairs cloakroom
- Three bedrooms
- Communal on street parking
- Council Tax Band 'C' and EPC 'C'

A three-bedroom middle terraced home positioned within a peaceful close on the outskirts of Crawley in the ever-popular Ifield West.

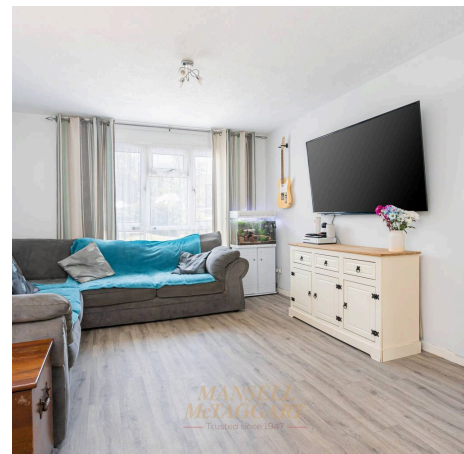
The property boasts a porch with a large storage cupboard, downstairs cloakroom, private rear garden and double glazing throughout.

Entering the close, there is an abundance of on street parking available with a footpath leading to the house.

Upon entry there is an enclosed porch with a useful storage cupboard that has potential to be converted into a utility.

An internal door then leads through to the hallway with stairs leading to the first floor with storage beneath and access to the downstairs cloakroom comprising of a low-level WC and wash hand basin.

On your left is the living room with a large window to front allowing in plenty of natural light with ample space for a couple of sofas. The dining room is located behind the living room to the rear. The dining room can comfortably hold a six-to-eight-seater dining table and chairs and has a French door leading to the garden.





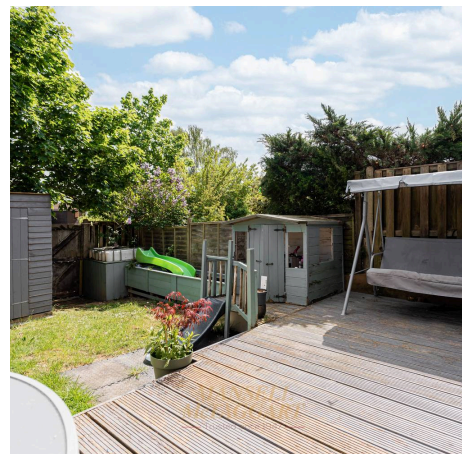
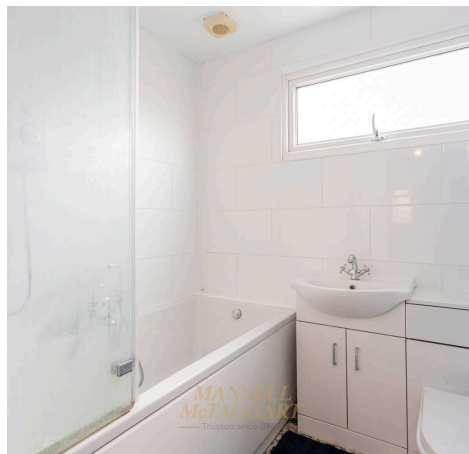


Adjacent to the dining room and also located to the rear of the house is the kitchen, fitted with a range of attractive wall and base units with space for white goods.

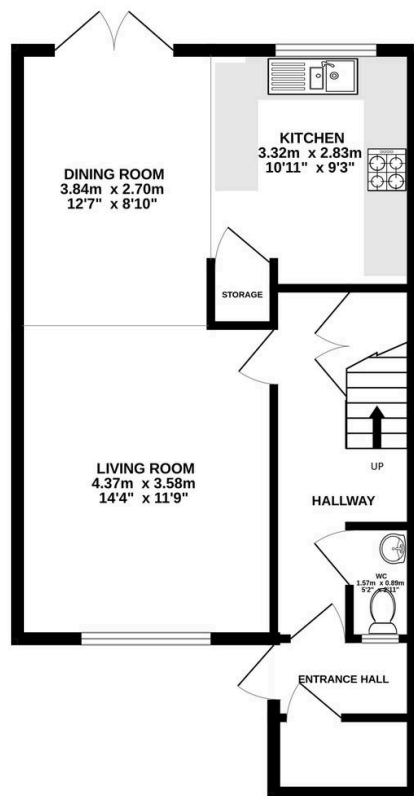
Heading upstairs, the first-floor landing provides access to all three bedrooms, the family bathroom as well as the loft and airing cupboard.

Bedrooms one and two are generous double rooms overlooking the front and rear respectively with both bedrooms also benefitting from built in wardrobes. Bedroom three is a single room overlooking the front aspect.

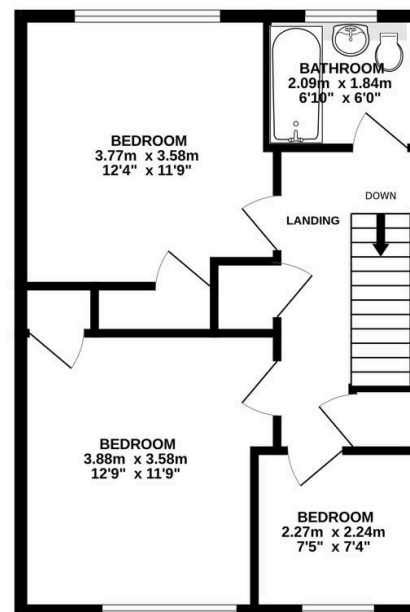
Finally, the family bathroom comprises of a panel enclosed bath with shower unit over, low level WC, wash hand basin and opaque window.



GROUND FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



1ST FLOOR  
45.9 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA : 95.5 sq.m. (1028 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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