



Loxwood Walk, Ifield

In Excess of £350,000

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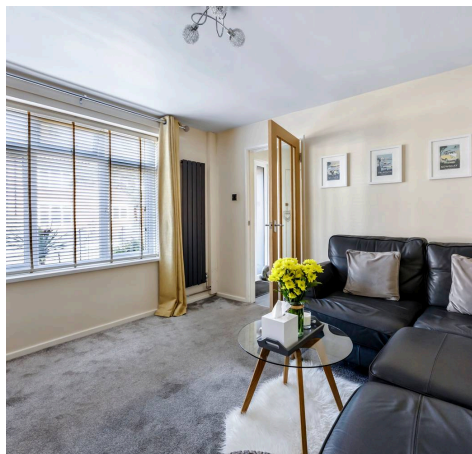




- Beautifully presented three-bedroom family home
- Redecorated throughout with improvements including replacement internal doors and flooring
- Kitchen/diner with outlook over rear garden
- Scope to add a downstairs W/C and a conservatory, subject to the necessary permissions
- Double glazing and gas central heating, with recently replaced boiler
- Private south-east facing rear garden
- Approximately 0.6 miles from Ifield station
- Council Tax Band 'C' and EPC 'C'

This immaculate three-bedroom terraced family home is situated in the sought-after district of Ifield, offering convenient access to local shops, Crawley town centre and local transport links, including Ifield station which is approximately 0.6 miles distant.

A gated path leads to a covered entrance porch with useful external storage cupboard. The front door opens on to a bright and spacious entrance hall, with laminate flooring and further storage cupboard. There is scope to combine the two cupboards and create a downstairs WC, with an inner lobby providing further potential to extend the kitchen or create a separate utility space. At the front of the house, the cosy living room provides a quiet space to relax. At the rear, a modern kitchen-diner spans the width of the property and enjoys a pleasant outlook over the garden. The kitchen is fitted with an attractive range of wall and base units, a stainless-steel sink drainer is set in worktops beneath a window to the rear, there is space for an oven, space and plumbing for a washing machine, and space for a free-standing fridge freezer. The central heating boiler, recently replaced by the current owners, is wall mounted. Laminate flooring runs through to the dining area, where there is ample space for a table and chairs, with a door leading out to the garden.



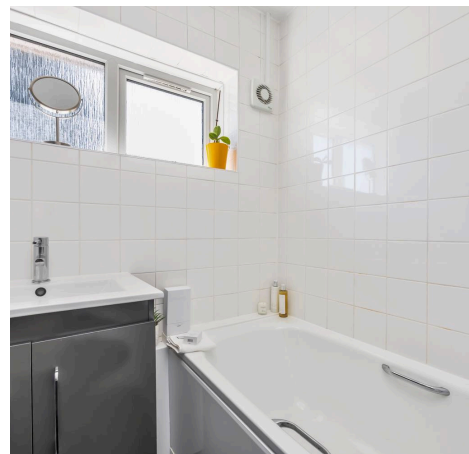


Stairs from the entrance hall lead to the first-floor landing, where there is access to an airing cupboard housing a Megaflo water cylinder, and a part boarded loft with ladder and light. Bedroom one is a generous double room with a window to the front. Bedroom two is a further double room with a pleasant outlook over the rear garden. Bedroom three is a good size single room with a window to the front. The bathroom is fitted with a panel bath with wall mounted power shower, wash hand basin with vanity storage below, and heated towel rail. A frosted window to the rear allows in plenty of natural light. There is a separate WC with further window to the rear. There is scope to combine the bathroom and WC and create a larger family bathroom, should this be preferred.

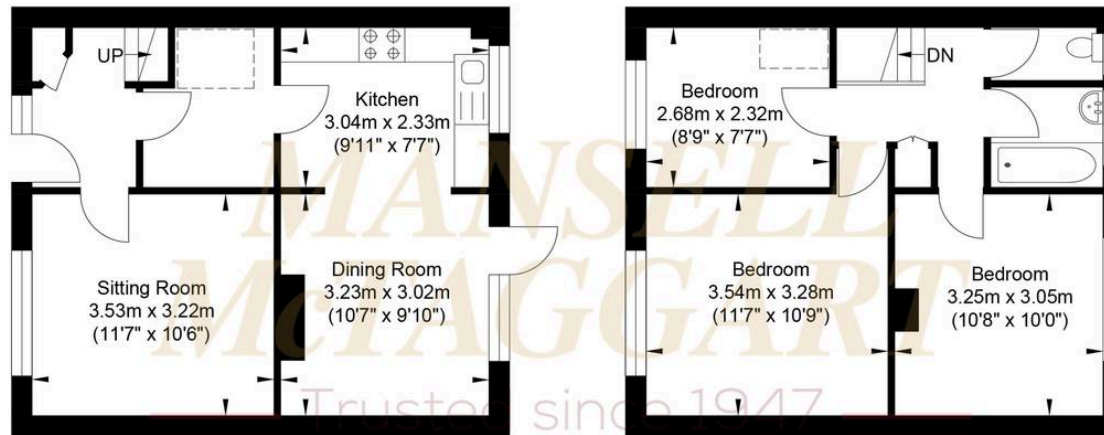
Outside the private south-east facing rear garden has a patio area abutting the rear of the property, with the remainder laid to lawn and the whole enclosed by wooden panel fencing. Ample communal parking is provided by two residents car parks, one at either end of Loxwood Walk, and there is further parking available in the surrounding roads.

This ideal family home benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the convenience of Crawley town centre and Ifield railway station, providing transport links to London and the South Coast.

Agents note: council owned garages in several adjoining roads, including Lavington Close and Rusper Road, are periodically available to rent. Interested parties are advised to contact the council regarding availability and cost.



Loxwood Walk



Ground Floor
Approximate Floor Area
396.42 sq ft
(36.83 sq m)

First Floor
Approximate Floor Area
374.46 sq ft
(34.79 sq m)

Approximate Gross Internal Area = 71.62 sq m / 770.88 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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