



## Findon Road, Ifield, Crawley, West Sussex, RH11 0AL

**£399,950**

- Three bedroom semi detached property
- One bedroom annexe
- Drive way for up to three vehicles
- Extended to the rear
- Refitted shower room
- Viewing highly recommended
- Double glazed; gas radiator central heating
- Enclosed rear garden with patio & lawn
- EPC rating E



## Property Description

Homes Partnership is delighted to offer for sale this three bedroom, semi detached property which has been extended to the rear to provide a larger dining room and a sun room and has the added benefit of a one bedroom annexe that would be ideal for an elderly relative or teenager. The ground floor accommodation in full comprises an entrance hall, a lounge to the front, a dining room with patio doors opening to the rear garden, a fitted kitchen and a sun room with a door to the rear garden. On the first floor there are three bedrooms, a refitted shower room and separate WC. The annexe can be accessed from the entrance hall, and has a door to the rear garden. There is a bed / lounge area which is open plan to a kitchenette area and a refitted shower room. This would be an ideal space for an elderly relative or teenager. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front of the property has a drive way providing parking for up to three vehicles. The rear garden is a great space for entertaining family and friends with a crazy paved patio area, lawn and trees and shrubs, making it fairly secluded. Just one mile from Ifield train station and conveniently placed for local amenities and schools, in our opinion this would be a great family home and we would urge a viewing to see if it would suit your needs.

**PORCH** Front door with flanking windows, opening to porch. Door to:

**ENTRANCE HALL** Doors to annexe and:

**LOUNGE** 16' 10" (5.13m) maximum narrowing to 13' 4" (4.06m) x 11' 11" (3.63m) maximum narrowing to 10' 5" (3.18m) approximate. Stairs to the first floor. Under stair cupboard. Two radiators. Window to the front. Bi-folding doors to:

**DINING ROOM** 15' 0" x 10' 11" (4.57m x 3.33m) maximum narrowing to 8' 5" (2.57m) approximate. Extended to the rear to provide a larger room. Radiator. Patio doors opening to the rear garden. Door to sun room. Opening to:

**KITCHEN** 10' 5" x 8' 4" (3.18m x 2.54m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer, stainless steel sink unit with mixer tap. Space for cooker with extractor hood over. Space for fridge freezer and washing machine. Storage cupboard. Window in to sun room.







**SUN ROOM** 8' 8" x 7' 0" (2.64m x 2.13m) approximate. Windows and doors opening to the rear garden.

**ANNEXE - LIVING AREA** 14' 0" x 9' 0" (4.27m x 2.74m) approximate. Open plan living / bed / kitchenette area. Kitchenette area fitted with wall and base level units comprising a single bowl, single drainer, stainless steel sink unit with mixer tap. Space for under counter fridge. Built in hob with extractor hood over. Radiator. Window to the front. Door opening to the rear garden. Door to:

**SHOWER ROOM** Refitted with a shower cubicle, low level WC and a wash hand basin with vanity cupboard below. Heated towel rail. Fully tiled walls. Opaque window to the rear.

**FIRST FLOOR LANDING** Stairs from the entrance hall. Window to the side aspect. Hatch to loft space housing combi boiler. Storage cupboard. Radiator. Doors to all bedrooms, shower room and separate WC.



**BEDROOM ONE** 12' 3" (3.73m) maximum narrowing to 10' 5" x 10' 1" (3.18m x 3.07m) approximate. Range of fitted wardrobes. Radiator. Window to the front.

**BEDROOM TWO** 11' 8" x 8' 11" (3.56m x 2.72m) approximate. Fitted wardrobes. Radiator. Window overlooking the rear garden.

**BEDROOM THREE** 9' 5" x 7' 5" (2.87m x 2.26m) approximate. Fitted cupboard and drawers. Wall mounted storage cupboards. Radiator. Window to the front.

**SHOWER ROOM** Refitted with a white suite comprising a tiled shower cubicle and a two in one wash basin and toilet vanity unit. Storage cupboard. Opaque window to the rear.

**SEPARATE WC** Fitted with a two in one wash basin and toilet vanity unit.

## OUTSIDE

**DRIVEWAY** To the front of the property providing off road parking for up to three vehicles.

**REAR GARDEN** Crazy paved patio area adjacent to the property, the remainder being mostly laid to lawn with beds stocked with mature shrubs and trees. Courtesy lights. Shed - this has the potential to be a home office.





This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

#### Vendor's comments

I bought this property in December 2017 when my sons were still in secondary school. Now they have left home after completing university. I thought it is time to become mortgage free, hence selling to buy a suitable property at a cheaper location.

## USEFUL INFORMATION

**MAINS SERVICES** Gas / Electric / Water / Drainage

### TRAVELLING TIME TO STATIONS

Crawley By car 7 mins On foot 29 mins - 1.4 miles  
 Ifield By car 3 mins On foot 18 mins - 1 mile  
 (source google maps)

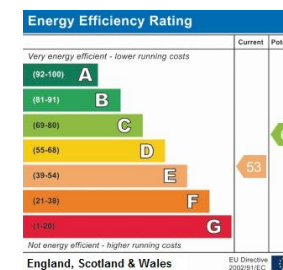
**AREA INFORMATION** Ifield is a former village and now a neighbourhood within Crawley located on the west side of town. Open countryside is close by as is the Ifield Water Mill and Mill Pond which was built in 1683, rebuilt in 1817 and recently restored. The Mill Pond has a rich bird community throughout the year and is a great place for relaxation. Ifield Village Conservation area off Rusper Road which includes the 13th century church of St Margaret, The Barn Theatre, the Plough Inn and picturesque listed cottages. Ifield has a parade of shops with an Indian restaurant and another pub, while on Ifield Green you will find The Royal Oak pub, hairdressers and local convenience store. The area offers two primary schools, a secondary school and a special needs school. There is a golf club, a cricket club and recreational park with a playground. Metrobus connects the area with Crawley town centre and beyond and the A23 / M23 is easily accessible. We love everything that Ifield has to offer!

**TENURE:** Freehold

**COUNCIL TAX BAND:** D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

**SERVICES TO PURCHASERS:** As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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