



Ifield Road
Crawley, West Sussex RH11 7HX

Asking Price £325,000

Astons are delighted to market this character two double bedroom house ideally located in West Green, close to the town centre, train station and schools. The property offers two bedrooms, two reception rooms, a fitted kitchen, and a refitted 4 piece bathroom suite. The house retains its character throughout and has additional benefits including gas central heating, a fitted downstairs cloakroom and driveway for one car. The property is being offered with no onward chain. EPC rating 'D' (64).



Entrance Porch

Wooden front door, obscured double glazed window, tiled flooring, door to;

Lounge

Double glazed bay window to front, wood burning stove, wood laminate flooring, radiator, coving, door to;



Hallway

Stairs to first flooring landing, doors to;

Dining Room

Double glazed window to rear, wood laminate flooring, storage cupboard, radiator, coving, door to;



Kitchen

Fitted with a range of floor and eye level units, inset stainless steel sink with drainer, integrated cooker with gas hob, glass splash back and stainless steel extractor hood, space and power for fridge/freezer, space and plumbing for washing machine, double glazed window to rear, double glazed french doors to rear garden, tiled flooring, storage cupboard, door to;



Downstairs Cloakroom

White suite comprising of w/c and pedestal hand basin, double glazed window to rear.

Landing

Loft access, doors to;

Bedroom One

Double glazed window to front, wooden floorboards, feature fireplace, radiator.



Bedroom Two

Double glazed window to rear, storage cupboard, wooden floorboards, radiator, coving.





Bathroom

White suite comprising of w/c, hand basin with mixer tap, panel enclosed bath with mixer tap, enclosed shower cubicle, heated towel rail, double glazed window to rear, tiled flooring, part tiled walls.



Rear Garden

Good sized garden comprising a decked area adjacent to property and leading to patio and summer house, wooden shed, outside tap, fence enclosed, rear access.



To The Front

Driveway offering parking for one vehicle.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

