

Poynings Road, Ifield West, Crawley, RH11 0TL

Guide Price £340,000 - £350,000

Welcome to this charming property located in Poynings Road in the lovely town of Crawley. This delightful house boasts 2 double bedrooms, making it perfect for a small family or professionals looking for extra space.

Situated as an end of terrace, this property offers a sense of privacy and tranquillity. The house has been tastefully extended, providing additional living space for your comfort and convenience.

One of the standout features of this home is the utility room, a practical space that adds functionality to your daily routine. Additionally, the study area offers a dedicated space for work or hobbies, ensuring you can stay organised and focused.

Both bedrooms are generously sized, offering ample room for relaxation and personalisation.

Don't miss the opportunity to make this house your home. With its desirable location and appealing features, this property on Poynings Road is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new beginning in Crawley.

Guide Price £340,000 Freehold

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- Downstairs W.C.
- Double Glazing & Gas Central Heating
- Well Presented
- 2 Bedroom End Terrace House
- 2 Double Bedrooms
- Allocated Parking Space
- Utility Room & Conservatory
- Good Sized Private Rear Garden
- Quiet Location

Entrance

Hallway

5'11" x 4'2" (1.82 x 1.29)

Living Room

12'9" x 15'2" (3.91 x 4.64)

Kitchen

7'11" x 15'4" (2.43 x 4.68)

Office

5'1" x 13'5" (1.57 x 4.09)

Conservatory

9'4" x 11'3" (2.86 x 3.45)

Utility Room

7'3" x 6'5" (2.22 x 1.97)

Stairs to First Floor

Landing

5'4" x 2'10" (1.65 x 0.88)

Bedroom 1

9'8" x 11'11" (2.97 x 3.65)

Bedroom 2

9'3" x 9'4" (2.83 x 2.86)

Bathroom

7'2" x 5'7" (2.20 x 1.71)

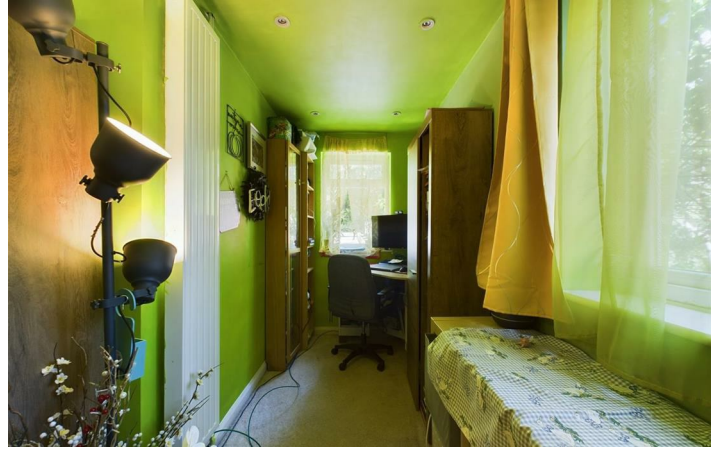
Outside

Rear Garden

Allocated Parking Space

Council Tax Band: C





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	