



## Ifield Road, West Green, Crawley, RH11 7HY

Welcome to this charming property located in the sought-after area of West Green, Crawley. This delightful house boasts a reception room, perfect for relaxing with family and friends. With Two / three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The property features a newly fitted bathroom, ideal for unwinding after a long day. The house, though older in age, has been completely refurbished to a high standard, ensuring a blend of character and modern convenience.

There is open plan living space to the ground floor with newly double glazed windows and newly installed gas heating provide both warmth and energy efficiency, making it a cost-effective choice for the savvy homeowner.

Parking is made easy with a driveway that accommodates your vehicle, ensuring convenience for those with a car. The property is being offered with no chain, streamlining the buying process for potential homeowners.

Don't miss out on the opportunity to own this lovely home in West Green, Crawley. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

***Offers Over £365,000 Freehold***

# Ifield Road, West Green, Crawley, RH11 7HY



- 2 / 3 Bedroom Semi Detached House
- Bedroom 3 / Family Room to ground floor
- Completely Refurbished Throughout
- Newly fitted Hard flooring to ground floor & Newly fitted carpets to first floor
- Newly fitted windows and heating
- Rear portion of garden on licence from Crawley Borough Council £25 pa

Living Room / Open Plan Kitchen  
20'1" x 16'11" (6.14 x 5.18)

Rear Garden  
Driveway

Newly Fitted Kitchen

Bedroom 3 / Family Room  
9'10" x 5'3" (3.01 x 1.62)

Stairs to first floor Landing

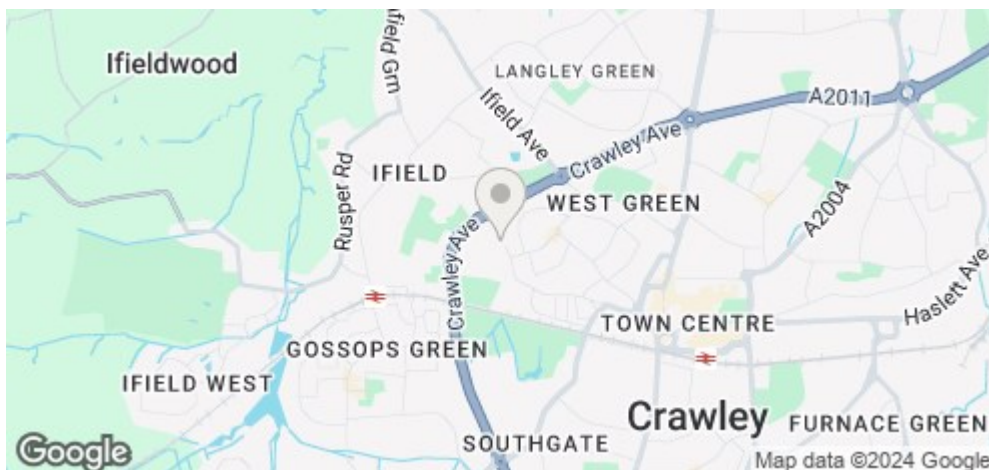
Bedroom 1  
13'9" x 8'2" (4.21 x 2.50)

Bedroom 2  
9'6" x 9'3" (2.90 x 2.82)

Newly Fitted Bathroom

Outside

## 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	