



## Graffham Close, Ifield, Crawley, RH11 0DR

Taylor Robinson is delighted to welcome to the market this immaculately presented three bedroom semi-detached family home. The property is well presented throughout and in brief comprises of an entrance hall with stairs rising to the first floor, a light and airy living room with access to the modern kitchen/ diner with integrated appliances, island, space for dining table and access to the conservatory. The first floor doesn't disappoint either with three bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a landscaped rear garden mainly laid to lawn with patio area, side access and outbuilding with W.C. To the front of the property there is a block paved driveway with parking for two cars. The property also benefits from double glazing, gas central heating and within easy access to highly regarded schools, local amenities and easy access to Ifield train station for direct routes to London & Gatwick Airport.

***Asking Price £425,000 Freehold***

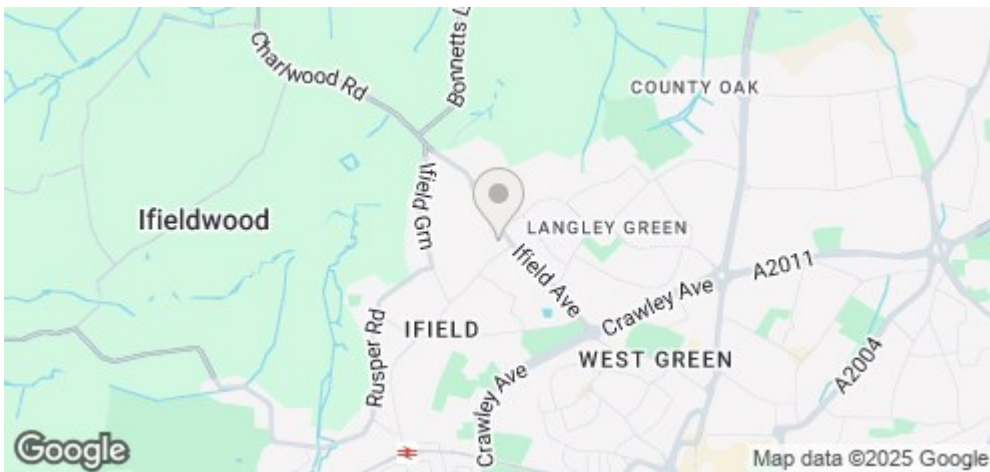
# Graffham Close, Ifield, Crawley, RH11 0DR



- 3 Bedroom Semi Detached House
- Modern fitted Kitchen/ Diner
- Modern Bathroom
- Close to local amenities, Ifield train station and highly regarded schools
- Immaculately Presented Throughout
- W.C.
- Double Glazing
- Light and Airy Living Room
- Driveway with parking for two cars
- Gas Central Heating

Entrance	Landing
Hallway	7'6" x 5'10" (2.29 x 1.78)
10'2" x 5'7" (3.10 x 1.70)	Bedroom 1
Living Room	11'10" x 10'3" (3.61 x 3.12)
13'6" x 11'10" (4.11 x 3.61)	Bedroom 2
Kitchen	11'10" x 8'10" (3.61 x 2.69)
10'4" x 8'5" (3.15 x 2.57)	Bedroom 3
Dining Area	9'2" x 7'5" (2.79 x 2.26)
11'3" x 8'10" (3.43 x 2.69)	Bathroom
Conservatory	7'5" x 5'4" (2.26 x 1.63)
10'3" x 8'11" (3.12 x 2.72)	Outside
Stairs to First Floor	Rear Garden
	Driveway to front

## Council Tax Band: D







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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>74</p>	<p>87</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	