



Findon Road, Ifield, Crawley, RH11 0AT

Nestled on Findon Road in the charming area of Ifield, Crawley, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property is designed for comfortable living. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this home is the impressive side ground floor extension, which includes a practical utility room and an additional toilet, enhancing the functionality of the living space. The property is in excellent condition, allowing you to move in with ease and start making memories right away.

With no onward chain, this home offers a smooth transition for prospective buyers. The garage, conveniently located at the end of the rear garden, provides ample storage or parking space, adding to the property's appeal.

Situated close to local shops, schools, and bus routes, this residence is ideally positioned for those seeking convenience and accessibility. Whether you are commuting to work or enjoying a leisurely day out, everything you need is within easy reach.

In summary, this three-bedroom semi-detached house on Findon Road is a wonderful opportunity to secure a lovely family home in a desirable location. With its excellent condition, practical extensions, and proximity to essential amenities, it is a property not to be missed.

£425,000 Freehold

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- No Onward Chain
- Downstairs Toilet
- Garden
- 3 Bedroom Semi Detached House
- Double Glazed Windows
- Garage
- Side Extension
- Radiator Heating
- Close to Shops & Schools

Entrance Hall

Living Room
13'4" x 10'4" (4.08 x 3.17)

Dining Room
10'9" x 8'9" (3.28 x 2.67)

Kitchen
10'0" x 8'4" (3.06 x 2.55)

Utility Room
10'9" x 6'11" (3.28 x 2.13)

Toilet

Stairs to first floor Landing

Bedroom 1
10'3" x 10'1" (3.14 x 3.09)

Bedroom 2
9'8" x 8'10" (2.95 x 2.70)

Bedroom 3
9'2" x 7'4" (2.80 x 2.24)

Shower Room

Separate Toilet

Outside

Rear Garden

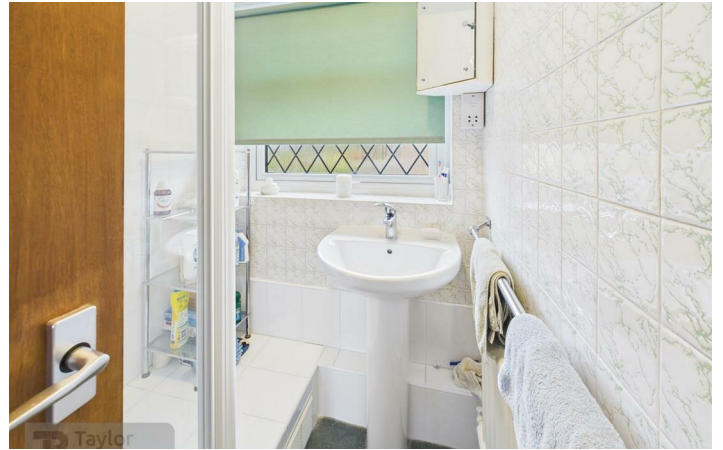
Garage

Anti Money Laundering Regulations
By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure

link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Council Tax Band: D





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		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	