



**Taylor  
Robinson**



## Talman Close, Ifield, Crawley, RH11 0RB

Welcome to this three-bedroom end terrace family home located on Talman Close in the desirable area of Ifield, Crawley. This property offers a wonderful opportunity for families seeking a comfortable and spacious living environment.

As you enter, you will be greeted by a bright and airy reception room, perfect for relaxing or entertaining guests. The well-designed layout ensures that the living accommodation feels both spacious and inviting. The property boasts three generously sized bedrooms, providing ample space for family members or guests.

The home features a well-appointed bathroom, catering to the needs of a busy household. One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchasing process.

Situated in a popular residential area, this home is conveniently close to local schools, shops, and transport links, making it an ideal choice for families and commuters alike. The private front and rear gardens offer a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

In summary, this three-bedroom end terrace house on Talman Close presents a fantastic opportunity for those looking to settle in a vibrant community. With its modern design, spacious living areas, and convenient location, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful home your own.

**£370,000 Freehold**

# Talman Close, Ifield, Crawley, RH11 0RB



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- No Onward Chain
- Private front and rear gardens
- Close to local schools, shops and transport links
- Three bedroom End Terrace family home
- Situated in a popular residential area of Ifield
- Spacious and bright living accommodation
- Ground Floor WC

## Porch

6'2" x 2'11" (1.89 x 0.89)

## Bedroom 1

14'7" x 7'8" (4.47 x 2.34)

## Hallway

7'9" x 6'6" (2.38 x 1.99)

## Bedroom 2

11'3" x 9'6" (3.43 x 2.92)

## Wet Room

5'2" x 4'9" (1.59 x 1.45)

## Bedroom 3

8'5" x 6'4" (2.58 x 1.95)

## Kitchen

11'11" x 11'1" (3.65 x 3.38)

## Bathroom

7'6" x 5'6" (2.30 x 1.69)

## Living Room

14'8" x 13'7" (4.49 x 4.16)

## Front & Rear Garden

## Landing

11'6" x 5'9" (3.53 x 1.77)

## 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 firms 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>	64	
(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	