



Ifield Road, West Green, Crawley, RH11 7BL

Nestled on Ifield Road in Ifield Road, West Green this charming semi-detached house offers an exceptional living experience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The house has been extended on the ground floor, creating a delightful separate dining room which doubles up as a practical utility room, enhancing both functionality and comfort.

The interior is extremely well presented, showcasing a blend of traditional charm and modern convenience. A useful downstairs cloakroom adds to the practicality of the home, making it ideal for busy households.

Step outside to discover a well-maintained rear garden, providing a serene outdoor space for relaxation or entertaining. The garden is a wonderful feature, perfect for enjoying sunny days or hosting gatherings with friends and family.

Location is key, and this property is conveniently situated within walking distance of the town centre, offering easy access to a variety of shops, restaurants, and local amenities.

This older yet beautifully maintained home is a rare find in Crawley, combining space, style, and a prime location. It presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

Asking Price £440,000 Freehold

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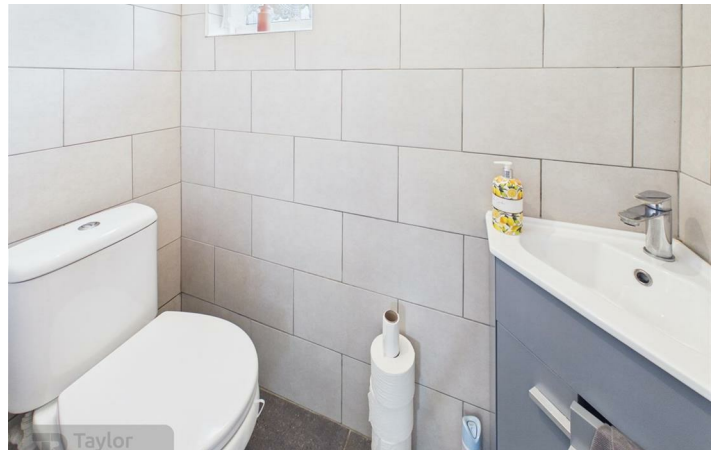
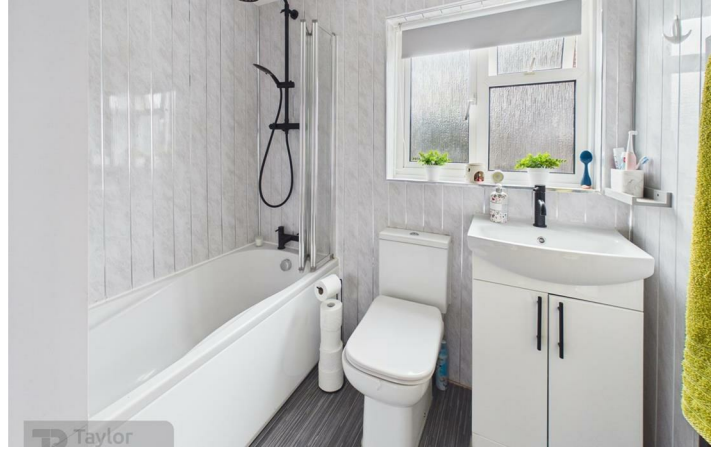


- 3 Bedroom Semi Detached House
- Large Kitchen / Dining Room
- Separate Living & Dining Rooms
- Modern Bathroom
- Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden
- Close to Town Centre

Entrance Lobby	Bedroom 3 10'0" x 6'8" (3.07 x 2.05)
Entrance Hall	Bathroom
Cloakroom	Outside
Living Room 16'6" x 10'0" (5.04 x 3.07)	Rear Garden
Dining Room 9'11" x 7'11" (3.04 x 2.42)	
Kitchen / Breakfast Room 15'5" x 7'9" (4.71 x 2.37)	
Stairs to first floor Landing	
Bedroom 1 13'11" x 9'6" (4.26 x 2.91)	
Bedroom 2 12'5" x 9'3" (3.80 x 2.84)	

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		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	