



Capsey Road, Ifield

Guide Price £400,000 – £425,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Situated in the popular Ifield West
- Four-bedroom family home
- Driveway parking for two vehicles
- Family bathroom and en-suite to master
- Modern refurbishment throughout with newly replaced kitchen and en-suite
- Conservatory at the rear
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

Situated within the sought-after area of Ifield West on the outskirts of Crawley, a short walk from Ifield station and an easy commute to London and Brighton. This middle-terraced family home is perfect for anyone upsizing or indeed first-time buyers, with the convenience of driveway parking for two vehicles, great condition throughout and a loft extension holding the master bedroom and en-suite.

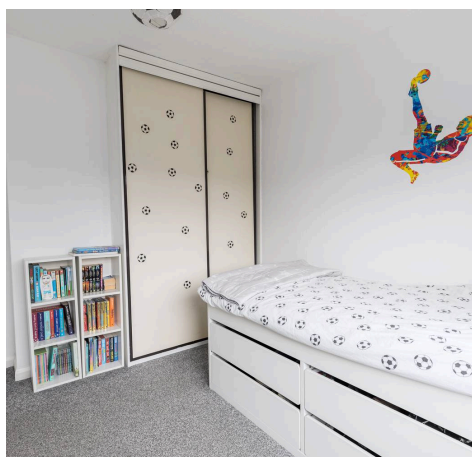
Upon entry, the hallway provides great space for shoes and coats, leading into the front living room. The living room is a well-proportioned and comfortable space, which can accommodate various living room furniture layouts including a large L-shaped sofa. Heading towards the rear of the property, the modern kitchen/dining room is equipped with a range of cupboards and worktop surfaces fitted, electric oven with gas hob, built-in fridge/freezer, dishwasher and washing machine with space for a six-seater dining table. Finally, completing the downstairs accommodation, from the kitchen you gain access to the rear conservatory.





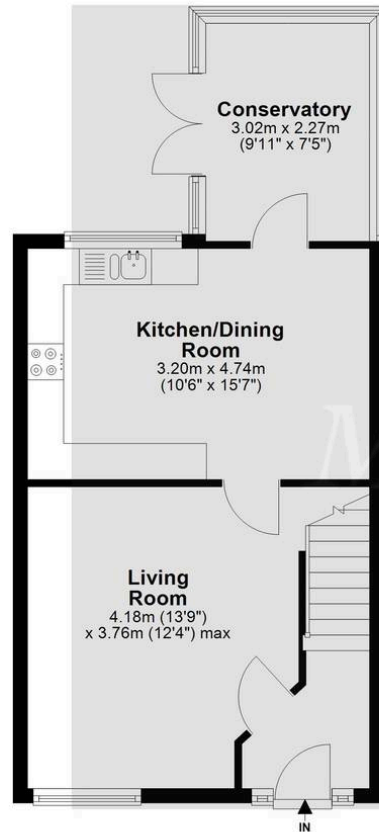
Ascending to the first floor, the landing provides access to bedrooms two, three and four and the family bathroom. Bedrooms two and three are both sizable double rooms overlooking the front and rear respectively and both come equipped with built in wardrobes. Bedroom four is a single room overlooking the front aspect, being used as a study by the current owners. The family bathroom features a full-length panelled bath with a glass shower screen, pedestal wash hand basin, low-level WC, and window to rear. Stairs from the landing lead to the master bedroom, situated within the loft extension. Arguably being the standout feature of the property, the master bedroom runs full length of the property front to back and is fitted with two 'Velux windows' to the front, a dormer window to the rear and a spacious en-suite. The en-suite is fitted with a pedestal wash hand basin with vanity storage below, low-level WC and double walk-in shower.

Stepping outside, the private and secluded garden is entirely enclosed by wooden panel fencing, with wooden decking abutting the house, mainly laid lawn and wooden decking at the rear, an ideal location for garden furniture.



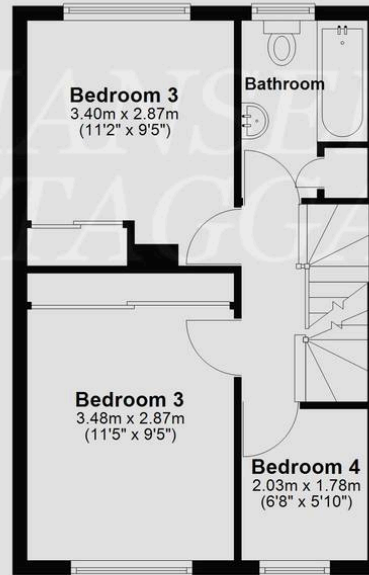
Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



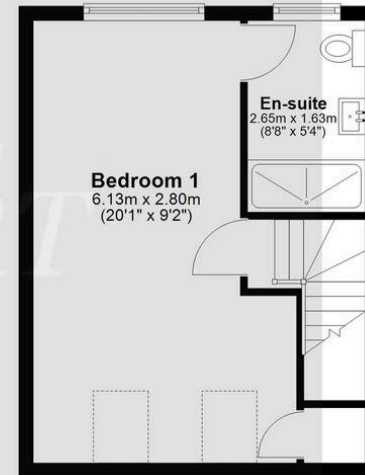
First Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



Second Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 105.5 sq. metres (1136.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.