



MANSELL
McTAGGART

Treyford Close, Ifield

Guide Price £315,000 – £325,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Three-bedroom mid terrace family home
- Dual aspect living/dining room
- Kitchen with door to rear garden
- Scope for downstairs WC (subject to necessary consents)
- Family shower room
- Private front and rear gardens
- Walking distance to Ifield station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This three-bedroom terraced family home is situated in the sought-after district of Ifield, offering convenient access to Crawley town centre and local transport links, including Ifield station which is within a short walk.

A gated path leads to the front door, opening on to a bright entrance hall laid to vinyl flooring. There are double doors into a large under stairs cupboard, with scope to convert to a downstairs WC with the necessary consents. A dual aspect lounge/diner spans the depth of the house, with an archway providing separation and leaving plenty of space for a dining table and chairs. There is a window to the front and sliding doors lead to the rear garden. The kitchen has a window to the rear, with a further door to the garden, and is fitted with a range of wall and base units, sink drainer set into work surfaces, space for oven, space and plumbing for washing machine and space for freestanding fridge/freezer.



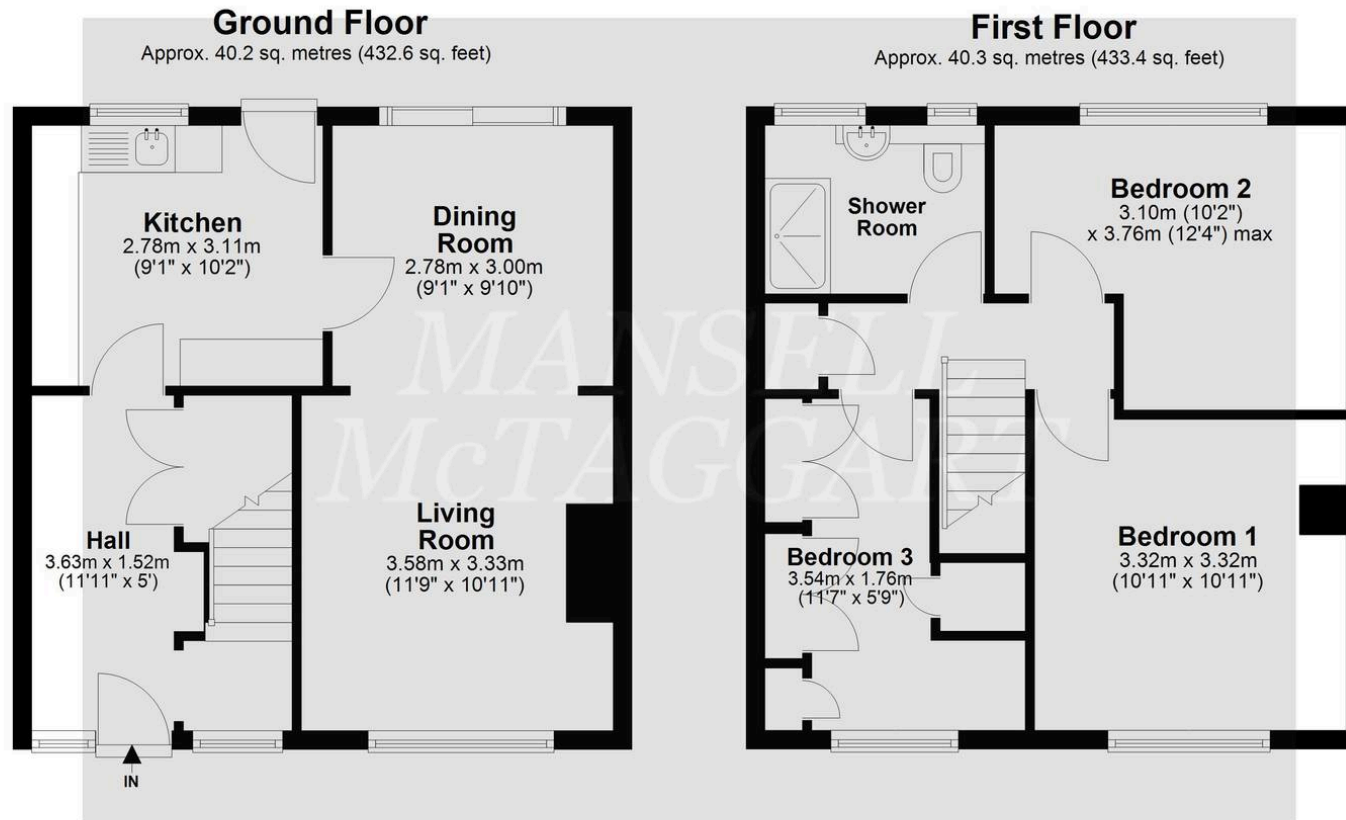


A second front door gives access to a lobby with stairs leading to the first-floor landing. An airing cupboard houses the combination boiler and there is ladder access to the loft. The main bedroom is a good size double room with a window to the front and a built-in cupboard. Bedroom two is a further double room overlooking the rear garden. Bedroom three is a single size room with a window to the front, two double fitted wardrobes, a single wardrobe and an additional cupboard over the stairs. The family shower room has two frosted windows to the rear, allowing in plenty of natural light, and is fitted with a shower cubicle, low level WC, wash hand basin with vanity storage, wall mounted heated towel rail, part tiled walls and vinyl flooring.

Outside there is a front garden which is laid to lawn and gravel, with a brick retaining wall to the front, a gate and path leading to the front door. The generous private rear garden has a patio area abutting the rear of the property, the remainder largely laid to lawn with a wooden garden shed, the whole enclosed by wooden panel fencing.



This ideal family home benefits from an excellent location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the convenience of Crawley town centre and Ifield railway station, providing transport links to London and the South Coast. The property is offered with NO ONWARD CHAIN.



Total area: approx. 80.5 sq. metres (866.0 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.