



## Lavington Close, Ifield, Crawley, RH11 0HX

Positioned on Lavington Close, this charming terraced house in Ifield, Crawley, offers a delightful blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a welcoming community.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining. A bright sunroom adds an extra dimension to the living area, perfect for enjoying sunny afternoons or as a versatile additional reception space. The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests or a home office.

The bathroom is conveniently located, serving the needs of the household with ease. The generous rear garden is a standout feature, offering a private outdoor retreat for gardening, play, or simply unwinding in the fresh air.

Situated in a quiet residential close, this home is just a stone's throw away from local schools, shops, and transport links, ensuring that all essential amenities are within easy reach.

This lovely home in Ifield is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to relocate, this house is well worth a visit.

**£350,000 Freehold**

# Lavington Close, Ifield, Crawley, RH11 0HX



- No Onward Chain
- Bright sunroom / additional reception space
- Spacious living room
- Three bedroom terraced family home
- Close to local schools, shops and transport links
- Tucked away within a quiet residential close
- Generous rear garden

## Hallway

## Living Room

22'0" x 9'1" (6.73 x 2.79)

## Kitchen

16'8" x 7'5" (5.10 x 2.28)

## Sunroom

16'11" x 7'7" (5.16 x 2.32)

## Landing

## Bedroom 1

11'6" x 10'9" (3.51 x 3.28)

## Bedroom 2

10'10" x 9'10" (3.31 x 3.02)

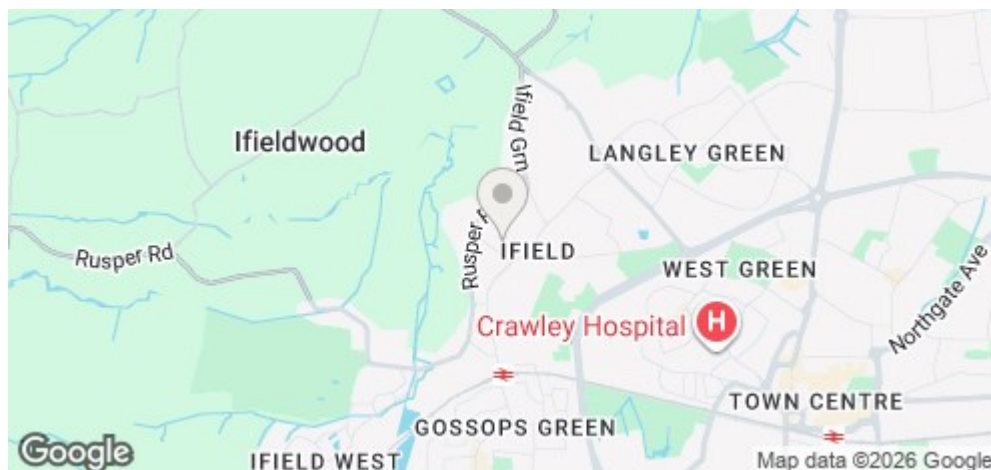
## Bedroom 3

8'9" x 7'6" (2.67 x 2.29)

## Bathroom

7'6" x 5'4" (2.30 x 1.64)

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	