



Guide Price £325,000 - £350,000 Freehold

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Moore & Partners



**GUIDE PRICE £325,000 - £350,000.**

**A lovely three bedroom terrace family home located just 0.4 miles from Ifield Train Station. Benefiting from a 20.6" x 9'1" kitchen/diner, spacious family lounge, 11'7" x 10'4" conservatory and generous rear garden.**

This substantial three-bedroom family home is located within Ifield with excellent access to the Town Centre and Ifield train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. This spacious family home makes an ideal purchase for those looking for excellent ground floor accommodation to suite the family's needs. This property also makes an ideal purchase for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features downstairs W/C, 20.6" x 9'1" kitchen/Breakfast Room spacious family lounge, 11'7" x 10'4" conservatory and generous rear garden.

On entering this superb property, you walk immediately into the spacious entrance hall with stairs to the first floor and landing. The generous entrance hall provides ample floor space for coats and shoes and provides access to the downstairs W/C, family lounge and kitchen/diner. The family lounge which is located to the front of the property is light and bright with natural light filtering through from the front aspect window. Within the lounge there is generous floor space for free standing sofas and lounge furniture providing the perfect place for all the family to relax. Located at the rear of the property is the modern open plan kitchen/diner. Within the kitchen area the kitchen is fitted with a stylish range of base and eye level units with work surface surround and some built in appliances with a window which looks out over the lovely rear garden. An extension of the kitchen worksurface provides a generous breakfast bar area and space for four stools with double opening doors which lead into the double-glazed conservatory. The conservatory which overlooks the rear garden is currently used for dining and provides plentiful floor space for a six/eight-seater table and chairs.

The first-floor landing with hatch to loft accesses all bedrooms and the family bathroom. The master bedroom and bedroom two can comfortably cater a king-size bed with additional floor space for free standing bedroom furniture. the master bedroom is located to the front of the property whilst bedroom two looks out over the rear garden. Bedrooms three is a generous sized single bedroom with floor space for free standing bedroom furniture. The family bathroom has been re-fitted with a white three-piece suite with the addition of a separate shower cubical all set against part tiled walls.

The very generous rear garden is mostly laid to lawn with an extended patio seating area. The garden is enclosed with panelled fencing with inset flower borders. To the rear of the garden is an additional wild garden area.



# Room Details

## Ground Floor

Entrance Hall

Downstairs W/C

Kitchen/Diner 20'6" x 9'1" (6.25m x 2.77m)

Family Lounge 12'2" x 11'1" (3.71m x 3.38m)

Conservatory 11'7" x 10'4" (3.53m x 3.15m)

## First Floor

Landing

Master Bedroom 11'9" x 11'0" (3.58m x 3.35m)

Bedroom Two 12'6" x 10'2" (3.81m x 3.10m)

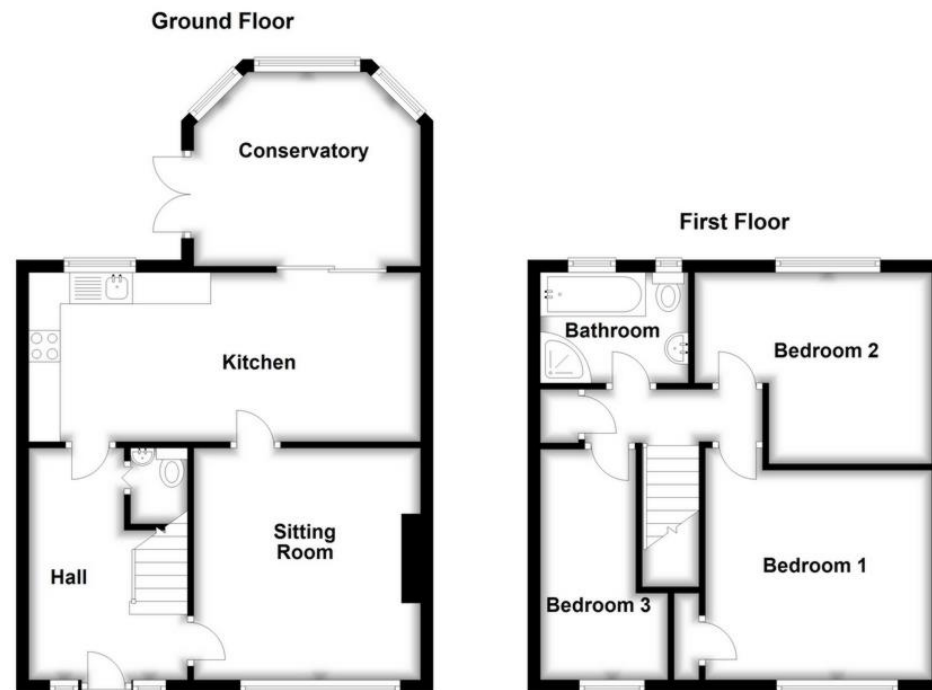
Bedroom Three 11'10" x 7'1" (3.61m x 2.16m)

Bathroom & Shower 7'7" x 5'10" (2.31m x 1.78m)

## Outside

Front Garden

Rear Garden



These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

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