



Guide Price £400,000 - £425,000

T: 01293 531721

Findon Road, Ifield, Crawley RH11 0AP

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Moore & Partners

GUIDE PRICE £400,000 - £425,000

THIS SUPERBLY PRESENTED THREE-BEDROOM SEMI DETACHED HOUSE IS LOCATED IN IFIELD. THE PROPERTY HAS BEEN COMPLETELY REDECORATED THROUGHOUT IN 20 2024. OUTSIDE COVERED PASSAGE WAY, OUTSIDE STORAGE / UTILITY ROOM AND A VERY GENEROUS REAR GARDEN. NO CHAIN

On entering the property, you walk immediately into the generous entrance hall with stairs to the first floor with under stairs storage. The generous entrance hall is filled with plenty of natural light from a side aspect window and provides access into the family lounge and kitchen. The generous family lounge is located at the front of the property and offers plentiful floor space for free standing sofas and additional floor space for free standing furniture. Through the opening to the rear of the property you will find the dining room. The dining room provides plentiful floor space for a four/six-seater dining table and chairs which is great for entertaining family and friends. The dining room provides direct access into the rear garden and adjacent patio through the double opening patio doors which provides the room with plenty of natural light. The refitted kitchen offers a range of base and eye level units, with integrated electric hob and cooker. There is space for a washing machine and under counter fridge. A rear aspect window provides a wonderful view of the rear garden and allows plenty of natural light to filter through. There is a built-in larder storage cupboard and a door to the side provides access into the covered side store / utility room with access door to the front and door access to the rear garden.

Moving upstairs the first-floor landing with hatch to loft provides access to all bedrooms, and family bathroom. The master bedroom can comfortably cater for a super king size bed with additional floor space for free standing furniture. Bedroom two is a generous double bedroom with space for additional furniture. Bedroom three is small double/large single bedroom. The family bathroom has been re fitted with a white three-piece suite, with shower over the bath and plenty of storage via vanity unit under the sink. The walls are part tiled with the room also benefiting a dual aspect windows allowing for plenty of light and ventilation.

The front driveway provides parking for up to three cars. A gate located to the right of the front door provides side access into the covered side area and rear a garden. The very generous rear garden is a great feature to the property offering an extended patio seating area which leads onto an area of level lawn which is enclosed with panelled fencing to all sides, providing a decent degree of privacy.

EPC Rating C



# Room Details

## Ground Floor

Entrance Hall

Lounge 13'6" x 10'5" (4.11m x 3.18m)

Dining Room 10'9" x 8'10" (3.28m x 2.69m)

Kitchen 10'4" x 8'4" (3.15m x 2.54m)

## First Floor

Master Bedroom 12'2" x 10'2" (3.71m x 3.10m)

Bedroom Two 11'10" x 8'10" (3.61m x 2.69m)

Bedroom Three 9'4" x 7'4" (2.84m x 2.24m)

Bathroom

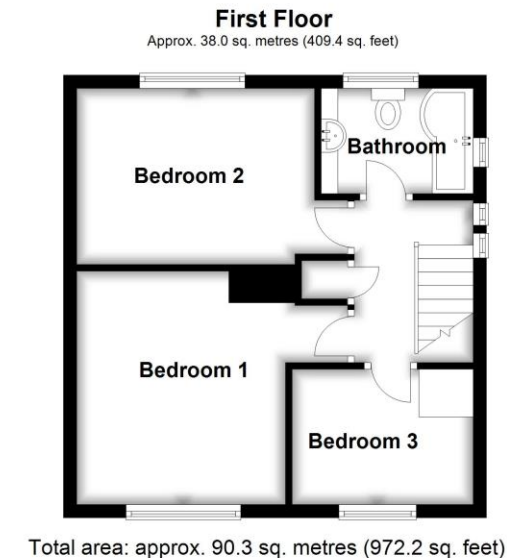
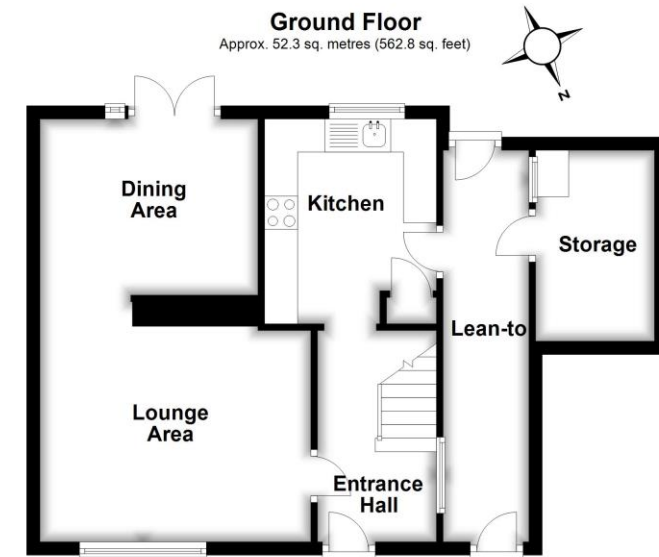
## Outside

Storage Shed 9'6" x 5'8" (2.90m x 1.73m)

Enclosed Walk Way 19'7" x 4'4" (5.97m x 1.32m)

Driveway

Garden



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

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

