



Ifield Green  
Crawley, West Sussex RH11 0ND

**Guide Price £600,000**

\*\*\* Guide Price £600,000 - £625,000 \*\*\*

Astons are delighted to market this charming three bedroom detached house, situated within the highly desirable location of Ifield Green. Positioned on a substantial plot offering scope for extension subject to planning, this beautiful home full of character boasts a light and airy living room, a fitted kitchen with a separate dining room, three good sized bedrooms and a fitted bathroom. To the rear is a mature and tranquil garden, with access to a double garage, to the front is a driveway which offers parking for three to four vehicles. This quite exquisite home is offered to market with no onward chain.



### Entrance Hallway

Front door opening to entrance hallway which comprises of stairs to first floor, radiator, access to under-stairs cupboard, doors to:



### Living Room

Light and airy room with bay window to front aspect, radiators, french doors opening to rear garden.



### Dining Room

With bay window to front aspect, further windows to side aspect, radiator.



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and dishwasher, sink with mixer-tap and drainer, part tiled walls, vinyl floor, radiator, windows to rear and side aspect, door to:



### Utility Room

With units at base level, vinyl floor, windows to rear aspect.

### Downstairs Cloakroom

With access to low level w/c.

### Landing

With windows to front aspect, radiator, access to loft space and airing cupboard, doors to:

### Bedroom One

With dual aspect windows to front and side aspect, radiator.



### Bedroom Two

With dual aspect windows to front and side aspect, radiator, access to in-built cupboards.





### Bedroom Three

With windows to side aspect, radiator, access to in-built cupboard.



### Bathroom

Fitted three piece suite comprising of w/c, wash hand basin, enclosed bathtub, part tiled walls, obscure windows to rear aspect, heated towel rail.



### To The Rear

Substantial rear garden with decking area adjacent to property, lawn garden with patio path leading to green house and vegetable patch, access to shed, range of flower beds, shrubs and hedges to borders.



### Double Garage

With up and over doors, power and light.



### To The Front

Driveway offering parking for three to four vehicles, range of shrubs, flowerbeds, hedges and fence to borders.

### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties

undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

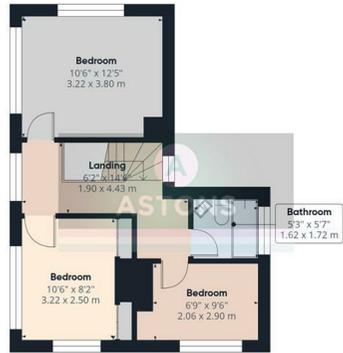
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1300 ft<sup>2</sup>  
120.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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