



Ifield Road  
Crawley, West Sussex RH11 7HX  
**£350,000**

Nestled on the charming Ifield Road in Crawley, this delightful terraced house offers a perfect blend of comfort and convenience. The well-proportioned layout includes three spacious bedrooms, providing ample space for families.

The single bathroom is thoughtfully designed, catering to the needs of modern living. This property is not only a wonderful place to reside but also benefits from its prime location, with easy access to local amenities, schools, and transport links, making it an excellent choice for commuters and families alike.

With its appealing features, this terraced house on Ifield Road presents a fantastic opportunity for anyone looking to establish their roots in Crawley. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress.



## Entrance Porch

Front door opening to entrance porch which comprises of tiled floor, door to:

## Living Room

Light and airy room with sash double glazed window to front aspect, wood effect laminate flooring, door to:



## Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob and stainless steel extractor fan, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, wall mounted gas fire boiler, double glazed window to rear aspect, double glazed patio door to rear garden, door to:



## Dining Room

Double glazed window to rear aspect, wood effect laminate flooring, radiator, coving, access to under-stairs cupboard, door to:

## Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to rear aspect, access to airing cupboard.

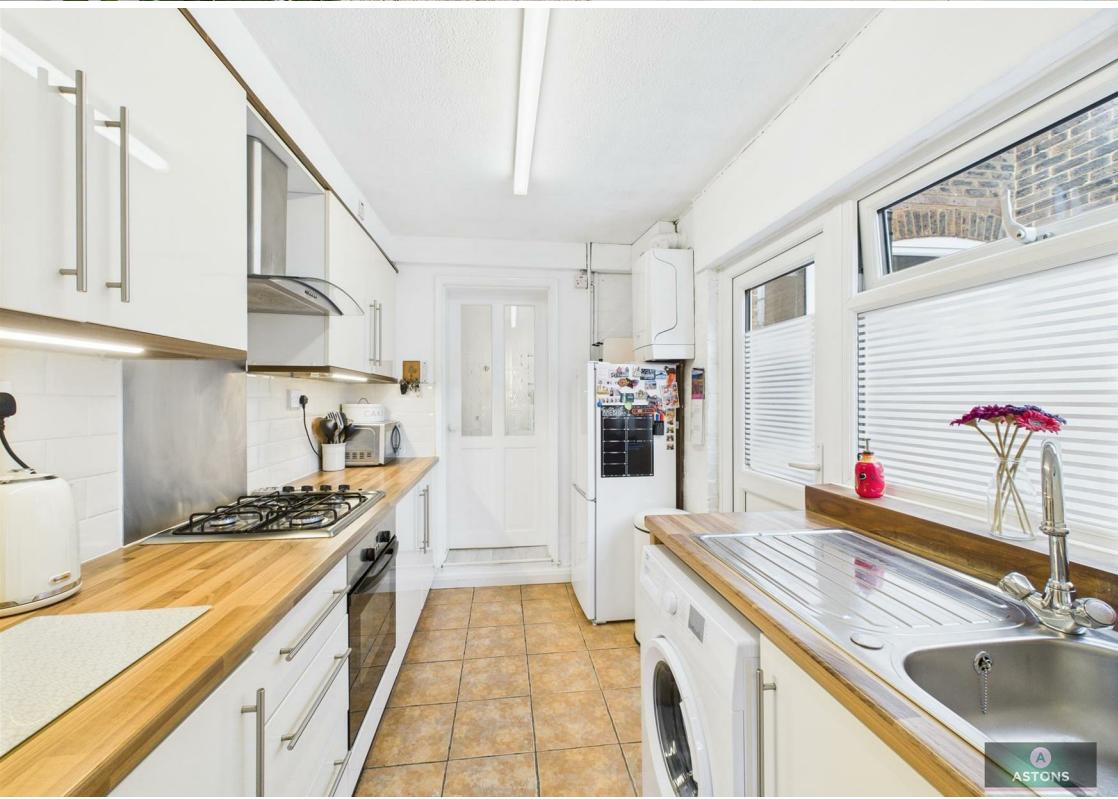


## Landing

With access to loft space, doors to:

## Bedroom One

Double glazed sash window to front aspect, wood effect laminate flooring, radiator.





### Bedroom Two

Double glazed window to rear aspect, wood effect laminate flooring, radiator, access to in-built cupboard.



### To The Rear

Patio area adjacent to property with outside tap, lawn garden, range of shrubs and hedges to boarders, access to summer house, storage shed, fence enclosed.



### 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.



### To The Front

Driveway offering parking for one vehicle.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			