



Kirdford Close, Ifield, Crawley, West Sussex, RH11 0DN

£375,000

- Three bedroom semi detached house
- Refitted kitchen with built in oven & hob
- Ideal family home
- Refitted bathroom
- Generous rear garden with patio and lawn
- Very well presented throughout
- Drive way for two vehicles
- 0.9 miles to Ifield train station
- EPC rating C

Property Description

Homes Partnership is delighted to offer for sale this three bedroom, semi detached house located in the residential neighbourhood of Ifield, just 0.9 mile walk from Ifield train station. The property offers bright, spacious accommodation throughout and is very well presented by the current owners. The ground floor comprises an entrance hall, lounge to the front with an opening to the dining room which has French doors opening to the rear garden. There is a refitted kitchen with built in oven & hob and a door opening to the side aspect. On the first floor there are two double bedrooms, bedroom one having a range of fitted wardrobes. There is a third, single bedroom and a bathroom refitted with a white suite. Benefits include double glazing throughout and heating by gas to a system of hot water radiators. The property offers the opportunity to extend, subject to planning permission. Outside the front has been block paved providing off road parking for up to two vehicles. The rear garden is a great space for entertaining family and friends with a paved patio area adjacent to the property, the remainder being laid to lawn with plants and shrubs to the rear. The property is ideally placed for local amenities and Metrobus routes and in our opinion this would make a great family home. We would urge a viewing before this gets snapped up!



External courtesy light. Front door opening to:

ENTRANCE HALL Radiator. Stairs to the first floor. Under stair storage cupboard. Window to the side aspect. Arch to kitchen. Door to:

LOUNGE 13' 6" x 10' 8" (4.11m x 3.25m) approximate. Radiator. Window to the front. Opening to:

DINING ROOM 10' 11" x 10' 9" (3.33m x 3.28m) maximum narrowing to 8' 9" (2.67m) approximate. Radiator. French doors with flanking windows, opening to the rear garden.



KITCHEN 10' 3" x 8' 4" (3.12m x 2.54m) approximate. Refitted with a range of wall and base level units incorporating a one and a half bow, single drainer sink unit with mixer tap. Built in oven and hob with filter hood over. Cupboard housing boiler. Space for fridge / freezer and washing machine. Window to the rear and door opening to the rear garden.

FIRST FLOOR LANDING Stairs from the entrance hall. Two windows to the side aspect. Storage cupboard. Hatch to loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE 10' 6" x 10' 1" (3.2m x 3.07m) approximate. Radiator. Range of fitted wardrobes and top boxes. Window to the front.

BEDROOM TWO 11' 11" x 8' 10" (3.63m x 2.69m) approximate. Radiator. Window overlooking the rear garden.

BEDROOM THREE 9' 4" x 7' 5" (2.84m x 2.26m) approximate. Radiator. Window to the front.

BATHROOM Refitted with a white suite comprising a panelled bath with shower over, wash hand basin and low level WC. Heated towel rail. Opaque window to the rear.

OUTSIDE

DRIVE WAY Block paved, providing off road parking for two vehicles.

FRONT GARDEN Laid to lawn with shrubs.

REAR GARDEN Paved patio area to the rear and side of the property, the remainder being laid to lawn with plants and shrubs to the rear. Timber garden shed. Brick built store. Enclosed by fence with gated side access.

USEFUL INFORMATION

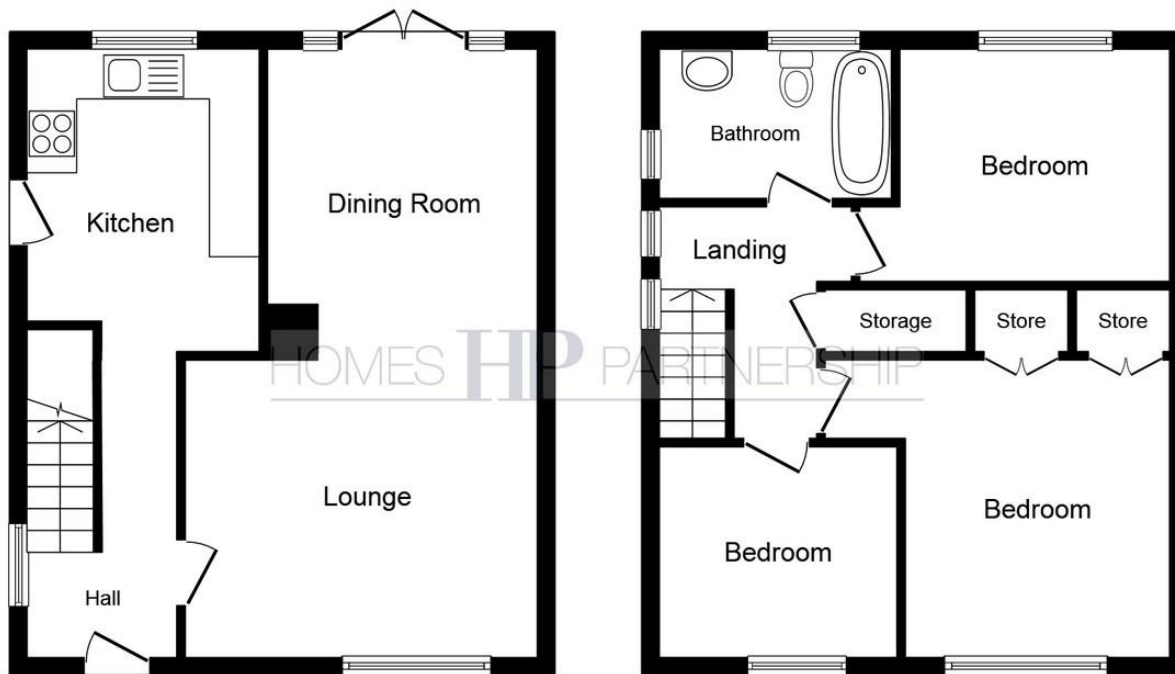
MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Crawley	By car	8 mins	On foot	35 mins - 1.7 miles
field	By car	4 mins	On foot	19 mins - 0.9 miles

(source google maps)





Ground Floor

First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

AREA INFORMATION

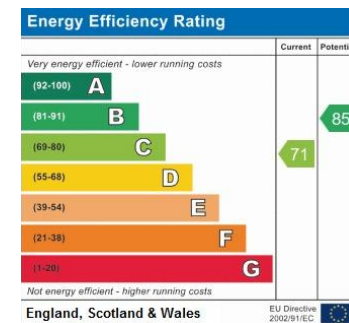
Ifield is a former village and now a neighbourhood within Crawley located on the west side of town. Open countryside is close by as is the Ifield Water Mill and Mill Pond which was built in 1683, rebuilt in 1817 and recently restored. The Mill Pond has a rich bird community throughout the year and is a great place for relaxation. Ifield Village Conservation area off Rusper Road which includes the 13th century church of St Margaret, The Barn Theatre, the Plough Inn and picturesque listed cottages. Ifield has a parade of shops with an Indian restaurant and another pub, while on Ifield Green you will find The Royal Oak pub, hairdressers and local convenience store. The area offers two primary schools, a secondary school and a special needs school. There is a golf club, a cricket club and recreational park with a playground. Metrobus connects the area with Crawley town centre and beyond and the A23 / M23 is easily accessible. We love everything that Ifield has to offer!

TENURE Freehold

COUNCIL TAX BAND D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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