



Ifield Road, West Green

In Excess of £350,000

**MANSELL
McTAGGART**
Trusted since 1947



Ifield Road, West Green

A fantastic opportunity to purchase this extended three bedroom semi-detached family home, ideally situated in the popular residential area of West Green, within walking distance of Crawley town centre and mainline station. The property **REQUIRES MODERNISATION THROUGHOUT** and is offered with **NO ONWARD CHAIN**.

A gated path leads to the front door via a paved front garden with brick wall surround. The entrance hall has useful built in storage cupboards and gives access to the dining room, with charming bay window to the front. The living room has a window to the side and a door to the garden, with a handy storage recess under the stairs. To the rear of the property, the kitchen/breakfast room is fitted with a range of wall and base units with stainless steel sink/drainer set in worktops, space for a gas cooker, wall mounted central heating boiler and additional built-in storage cupboard. The kitchen leads through to a utility area with additional sink and stable door through to the conservatory, plus access to a downstairs W/C.



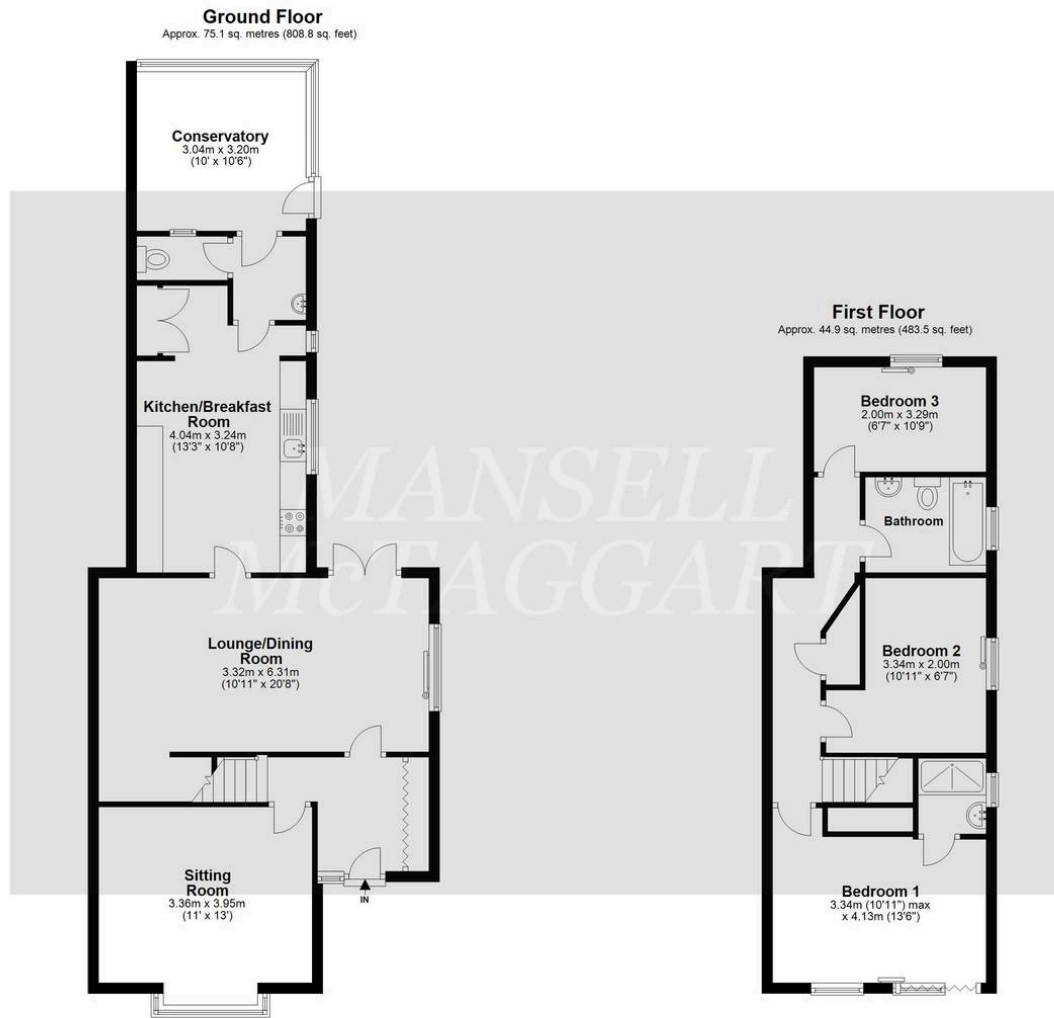
Ifield Road, West Green

Stairs from the entrance hall lead to the first floor landing, providing access to the loft. The main bedroom is a bright double room with two windows to the front and two double built in wardrobes. The en-suite shower room comprises a shower cubicle and wash hand basin, with a window to the side allowing in plenty of natural light. Bedroom two is a small double room with a window to the side; bedroom three is a single room, with an outlook to the rear. The family bathroom has a window to the side and is fitted with a suite comprising low level WC, wash hand basin and panel bath with shower attachment.

Outside, two gates provide access to the south-facing courtyard garden from both the rear and side. This is laid to paving with a door to the garage, which also has an up-and-over door to the front, with a small area of hardstanding.

This ideal family home benefits from an excellent location in this sought-after part of central Crawley. There is easy access to local shops and schools, while commuters will appreciate being walking distance from Crawley town centre and mainline station, providing direct transport links to London and the South Coast. Requiring modernisation throughout, the property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.