



## Bedivere Road, Ifield

Guide Price £365,000 - £375,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







## Bedivere Road, Ifield

- Two double bedroom terraced house
- Downstairs WC
- Principle bedroom with en-suite shower room
- Re-fitted family bathroom
- Excellent condition throughout
- Two allocated parking spaces directly in front of the property
- Walking distance to Ifield station
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'B'

This beautifully presented two double bedroom property, built by Barrett Homes in 2016, is situated in the popular residential area of Ifield, within walking distance of local shops and Ifield station. Further improvements by the current owners make this an ideal home for first time buyers or young families to move into without delay, as the property is offered with NO ONWARD CHAIN.

The entrance hall has a useful storage cupboard, housing the central heating boiler. Solid wooden flooring runs through to the living/dining room. There is a downstairs cloakroom with low-level WC and wash hand basin with vanity storage beneath. The modern kitchen is to the front of the house and is fitted with an attractive range of wall and base units, sink/drainer unit set in work surfaces with integrated oven, gas hob with extractor over, integrated dishwasher and washer/dryer, and integrated fridge/freezer. The living/dining room is bright and spacious with substantial understairs storage and a useful cupboard. There is ample space for a dining table and chairs, with double doors opening on to the garden.







## Bedivere Road, Ifield

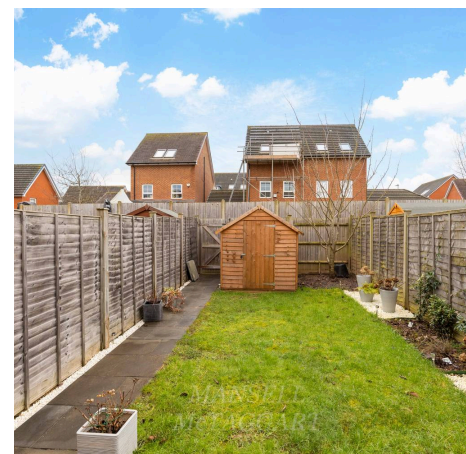
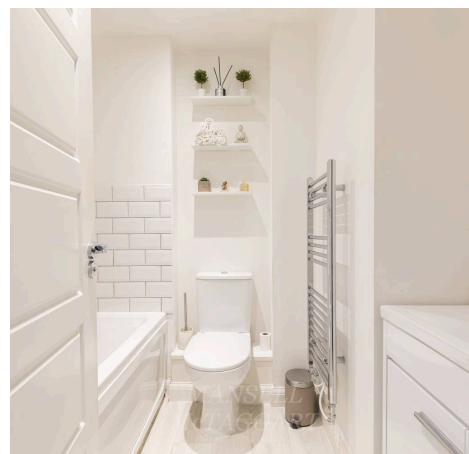
Stairs from the living room lead to the first-floor landing. The principal bedroom is a generous double room with two windows to the rear and a cupboard over the stairs. The en suite shower room is fitted with a shower cubicle, wash hand basin and low-level WC, with wood effect vinyl flooring. Bedroom two is also a double room, with two windows to the front and access to the loft. The re-fitted family bathroom comprises a panel bath, low level WC, wash hand basin with vanity storage and heated towel rail, finished with part-tiled walls and wood effect vinyl flooring.

Outside, the property benefits from two allocated parking spaces to the front. The rear garden has a patio area abutting the rear of the property, the remainder laid to lawn with timber garden shed, gated rear access and a cherry blossom tree providing a splash of colour during the summer months.

This ideal starter home benefits from a convenient location in this sought-after part of Crawley. There is easy access to local shops and schools, while commuters will appreciate the nearby bus links and short walk to Ifield station, with direct access to London Bridge in under an hour. The property is offered with NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.

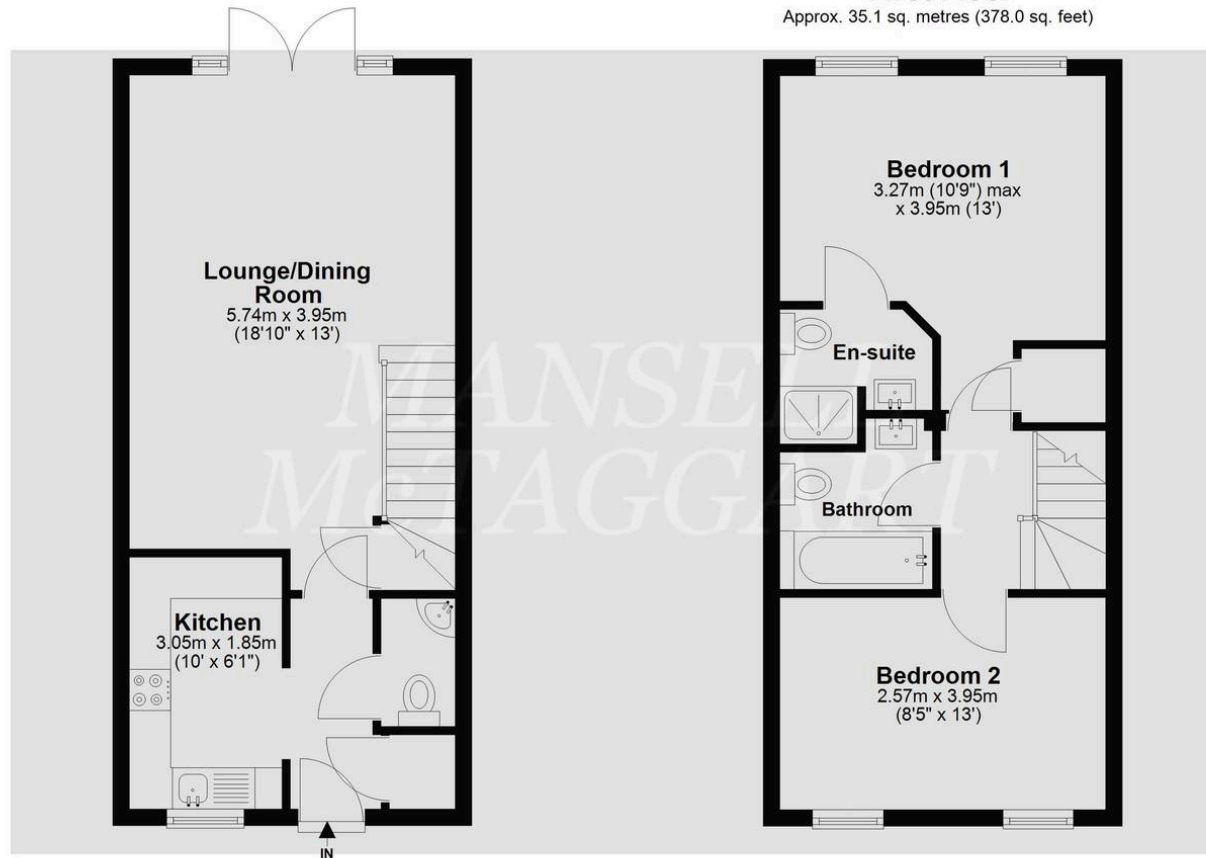
Agents Note:-

There is an annual Service Charge of £240.00



## Ground Floor

Approx. 35.0 sq. metres (377.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.1 sq. feet)

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](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://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.