



**Yewlands Walk, Ifield**  
£400,000

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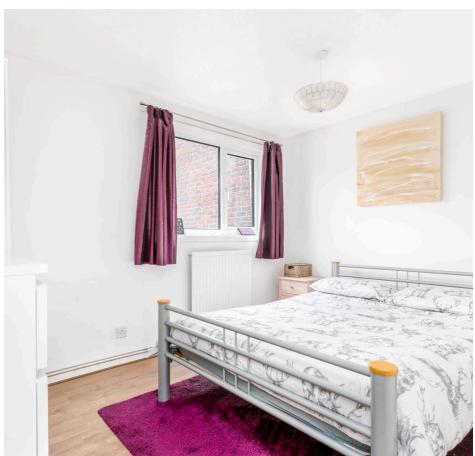


- Three bedroom end of terrace family home
- Re-fitted downstairs W/C, modern family bathroom
- Large living/dining room, modern kitchen
- Principle bedroom with Juliette balcony overlooking garden and woodland to rear
- Private landscaped rear garden, corner plot
- Ample communal parking directly in front of the house
- Close proximity to local amenities, approximately 1 mile from Ifield station
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'

This beautifully presented and deceptively spacious three bedroom end of terrace family home, is situated on a corner plot at the end of a cul-de-sac within the popular residential area of Ifield.

A gated path leads into the entrance porch, with a storeroom to the left and a door into the main entrance hall. Here there is further storage, with the larger of two cupboards sufficient to house a chest freezer. A useful downstairs W/C has been refitted and has a window to the front. At the back of the house is a large living/dining room with wooden flooring and double doors opening out to the garden.

This is an ideal space for entertaining, bright and spacious with ample room for a dining table and chairs. The modern kitchen is fitted with an attractive range of white gloss wall and base units, a stainless steel sink/drainer unit is set into worktops beneath a window that overlooks the garden. There is an integrated dishwasher, integrated fridge/freezer, integrated double oven with gas hob and extractor over, and space for a washing machine.



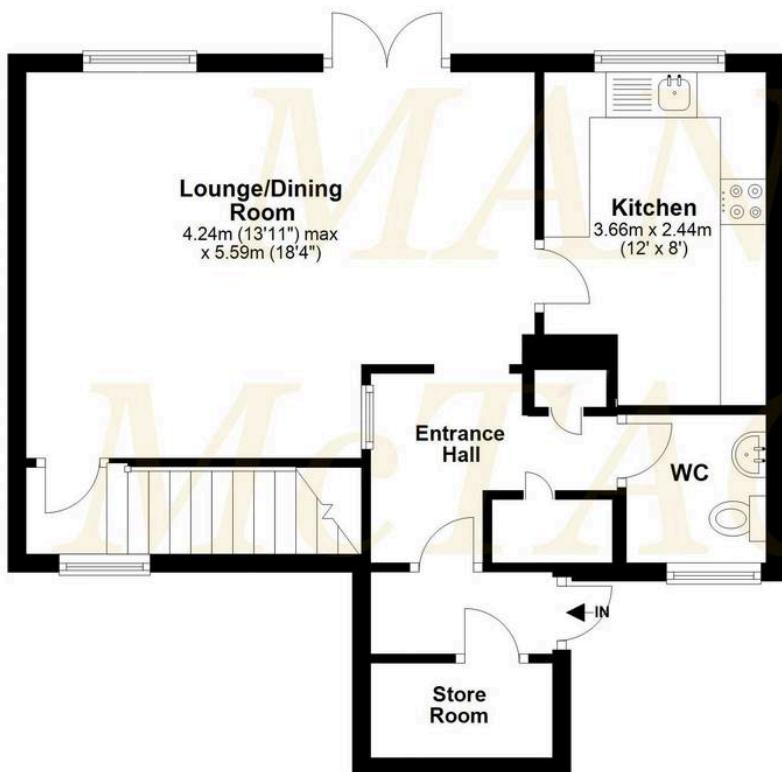
Stairs from the entrance hall lead to the first-floor landing, where there is a cupboard housing the central heating boiler and an additional storage cupboard. Bedroom one is a feature of the house with window and Juliette balcony overlooking the rear garden and woodland beyond. Built in double mirror wardrobes provide ample storage. Bedroom two is also a double room with a window to the rear and access to the loft. Bedroom three is a single room with a window to the side and further built in storage. The modern family bathroom is fitted with a white suite comprising low level w/c, wash hand basin with vanity storage and bath with wall mounted digital shower, finished with tiled flooring and part tiled walls.

Outside the front garden is enclosed by a low-level wooden gate and fence, with a pleasant open aspect and ample communal parking immediately opposite. The property benefits from a generous corner plot, the rear garden having been landscaped to comprise an Indian sandstone patio with the remainder being laid to artificial turf for ease of maintenance. Backing on to woodland and with an additional seating area laid to stones, the garden is ideal for relaxing alone or with company.

This ideal family home is situated in a delightful position on the edge of Crawley, within a short walking distance of Ifield Golf Course, Ifield Millpond Site of Nature Conservation Importance and a Tesco Express. It is also a short walk to Ifield railway station and a short drive to Crawley town centre with its extensive range of shops, inns, recreation facilities, schools and bus and railway stations (Victoria/London Bridge approx. 35 minutes). Gatwick Airport and Junction 11 of the M23 are also within easy reach.

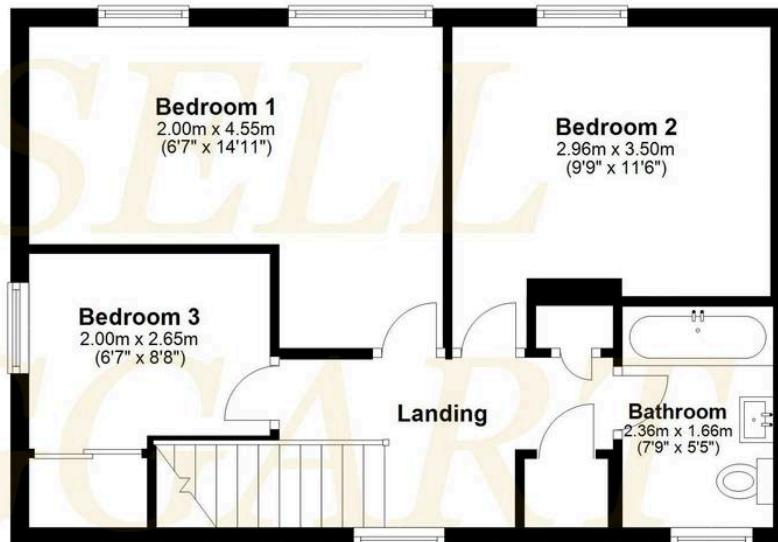
## Ground Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



## First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)

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# Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

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

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