



## Slinfold Walk, Ifield, Crawley, RH11 0EG

Taylor Robinson is delighted to welcome to the market a 2-bedroom end terrace property in the highly sought after area of Ifield, conveniently located within easy access to Ifield train station for routes to London and Gatwick Airport. The property in brief comprises of an entrance hall with stairs rising to the first floor. There is a light and airy living room, fully fitted kitchen and a utility room with access to the rear garden. The first floor offers two double bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a private rear garden mainly laid to lawn with side access via gate. To the front of the property there is a driveway. The property also benefits from double glazing, gas central heating and within easy access to the local amenities and highly regarded schools.

**£315,000 Freehold**

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- 2 Bedroom End Terrace House
- Fully Fitted Kitchen
- Double Glazing & Gas Central Heating
- Well Presented Throughout
- Laundry Room
- Close to Ifield Train Station and Local Amenities
- Driveway
- Private Rear Garden

Entrance	Bedroom 1
Hallway	16'7" x 9'11" (5.05 x 3.02)
6'0" x 4'6" (1.83 x 1.37)	Bedroom 2
Living Room	12'1" x 9'2" (3.68 x 2.79)
16'6" x 9'10" (5.03 x 3.00)	Bathroom
Kitchen	6'4" x 5'7" (1.93 x 1.70)
10'11" x 8'8" (3.33 x 2.64)	Outside
Utility Room	Rear Garden
5'3" x 4'6" (1.60 x 1.37)	Front Garden
Stairs to First Floor	Driveway to front
Landing	
8'7" x 6'5" (2.62 x 1.96 (2.61 x 1.95))	

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	