



Kirdford Close, Ifield, Crawley, RH11 0DN

Taylor Robinson is delighted to welcome to the market a 3 bedroom well presented terrace house in the sought after area of Ifield conveniently located within easy access to the local amenities, highly regarded schools and Ifield train station for direct routes to London and Gatwick Airport. The property in brief comprises of an entrance hall with stairs rising to the first floor, a spacious fully fitted kitchen with stable door leading to the private rear garden and a light and airy living room with log burner. The first floor offers three good sized bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a private rear garden mainly laid to lawn with pergola to the rear with power and lighting, a BBQ area and wooden shed. To the front of the property there is gated access to the garden which has a path leading to the front door and is laid to lawn. There is a communal car park with ample of parking spaces. The property also benefits from double glazing and gas central heating.

£350,000 Freehold

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- Three Bedroom Terrace House
- Living Room with Log Burner
- Ample Of Communal Parking
- Gas Central Heating
- Well Presented
- Good Sized Bedrooms
- Quiet Cul De Sac Location
- Fitted Kitchen
- Private Rear Garden with Pergola
- Double Glazing

Entrance

Hallway

6'2" x 9'0" (1.88 x 2.75)

Kitchen

14'9" x 10'0" (4.50 x 3.07)

Dining Area

9'1" x 9'9" (2.77 x 2.99)

Living Area

11'8" x 10'10" (3.56 x 3.32)

Stairs to First Floor

Landing

2'10" x 9'7" (0.88 x 2.93)

Bedroom

10'11" x 10'8" (3.35 x 3.27)

Bedroom

10'0" x 12'4" (3.07 x 3.78)

Bedroom

11'6" x 5'9" (3.53 x 1.76)

Bathroom

5'3" x 7'4" (1.61 x 2.24)

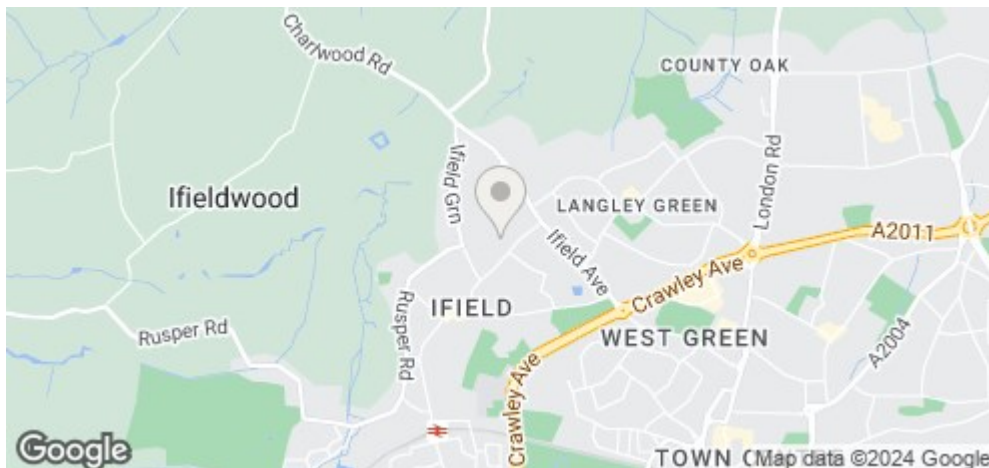
Outside

Rear Garden

Front Garden

Communal Parking

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) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	