



Shipleigh Road, Ifield

Guide Price £315,000 – £325,000

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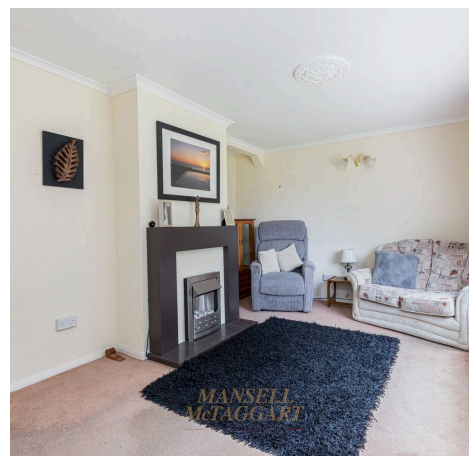




- Well-designed and spacious two-bedroom end-of-terrace family home
- Situated on a generous plot – Scope for extension and off-street parking (subject to planning permission)
- Entrance hall – Additional utility room with side door access
- Light and airy living room – Well-appointed kitchen
- Two large double bedrooms – Family bathroom
- Good-sized rear garden enclosed by wooden panel fencing
- Council Tax Band 'C' and EPC 'D'

Well-designed and spacious, this two-bedroom end-of-terrace family home, situated on a generous plot, offers excellent scope for further enlargement and potential for off-street parking (subject to planning permission).

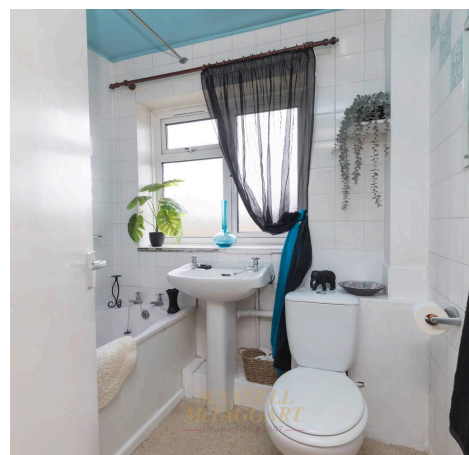
The property is approached via a footpath flanked by a large lawn area with established shrubs and flowerbeds. There are two entrances: one leading into a welcoming entrance hall with an under-stairs cupboard and ample space for coats and shoes, and the other through a useful utility room. The utility room provides side access and features plumbing for a washing machine, as well as space for a fridge/freezer. To the rear of the property, the kitchen is fitted with a range of wall and base units, a sink unit with roll-top work surfaces, plumbing for a dishwasher, a gas hob, and space for a dining table to seat four.





The light and airy living room offers ample space for two- and three-seater sofas, as well as freestanding furniture. Stairs from the entrance hall lead to the first-floor landing, which features loft access and an airing cupboard. There are two generously sized double bedrooms, each offering space for a king-size bed and additional freestanding furniture. The bathroom includes a panelled bath, wash basin, low-level WC, part-tiled walls, and a side-facing window for natural light.

Outside, the rear garden is primarily laid to lawn, featuring a patio area, all enclosed by wooden panel fencing. There is also convenient side access from the front.





Total area: approx. 69.3 sq. metres (746.2 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 buyer. Plan produced using PlanUp.

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