



Parham Road, Ifield

Guide Price **£400,000 – £425,000**

**MANSELL
McTAGGART**
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- NO CHAIN
- A well-designed four bedroom end of terrace family home
- Scope for further enlargement (STPP)
- Downstairs cloakroom
- Off street parking for multiple vehicles
- Conservatory with gas heating, power and cavity wall installation
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

A spacious and well-designed four-bedroom end of terrace family home located in the popular Ifield district of Crawley. The property is within walking distance from local amenities such as local shops, Ifield train station and The Plough Inn, a popular pub/restaurant.

To the front of the property, a large driveway with dropped kerb provides space for up to four vehicles. The property is entered via a front door leading to an entrance hallway with stairs leading to first floor.

On the left there is an open plan living/dining room with windows to front and rear and French doors leading to conservatory. There is plenty of space for both living and dining furniture as the sellers currently have two two-seated sofas and a six-seater dining table. The conservatory currently acts as a second reception room but has potential for further extensions. It has gas heating, power and part brick structure with cavity wall insulation with space for washing machine and tumble dryer.





The storeroom is on your right-hand side upon entry. This room has previously been used as a downstairs bedroom but now is being used as a utility room, housing the newly installed boiler. The kitchen is of a good size and is fitted with a range of wall and base units, larder, gas hob and dishwasher. The back door gives access to the lean to, downstairs toilet, garden and side entrance. In the garden are two sheds.

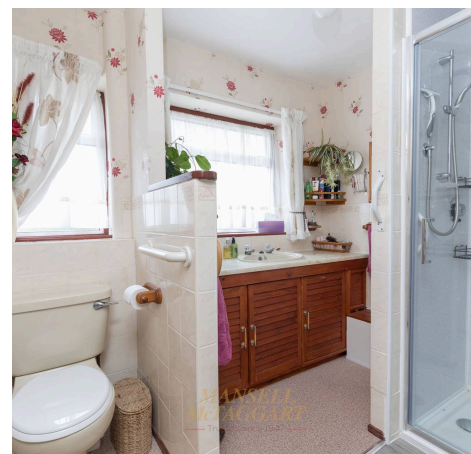
Heading upstairs to the first-floor landing gives access to all four bedrooms, family bathroom and loft.

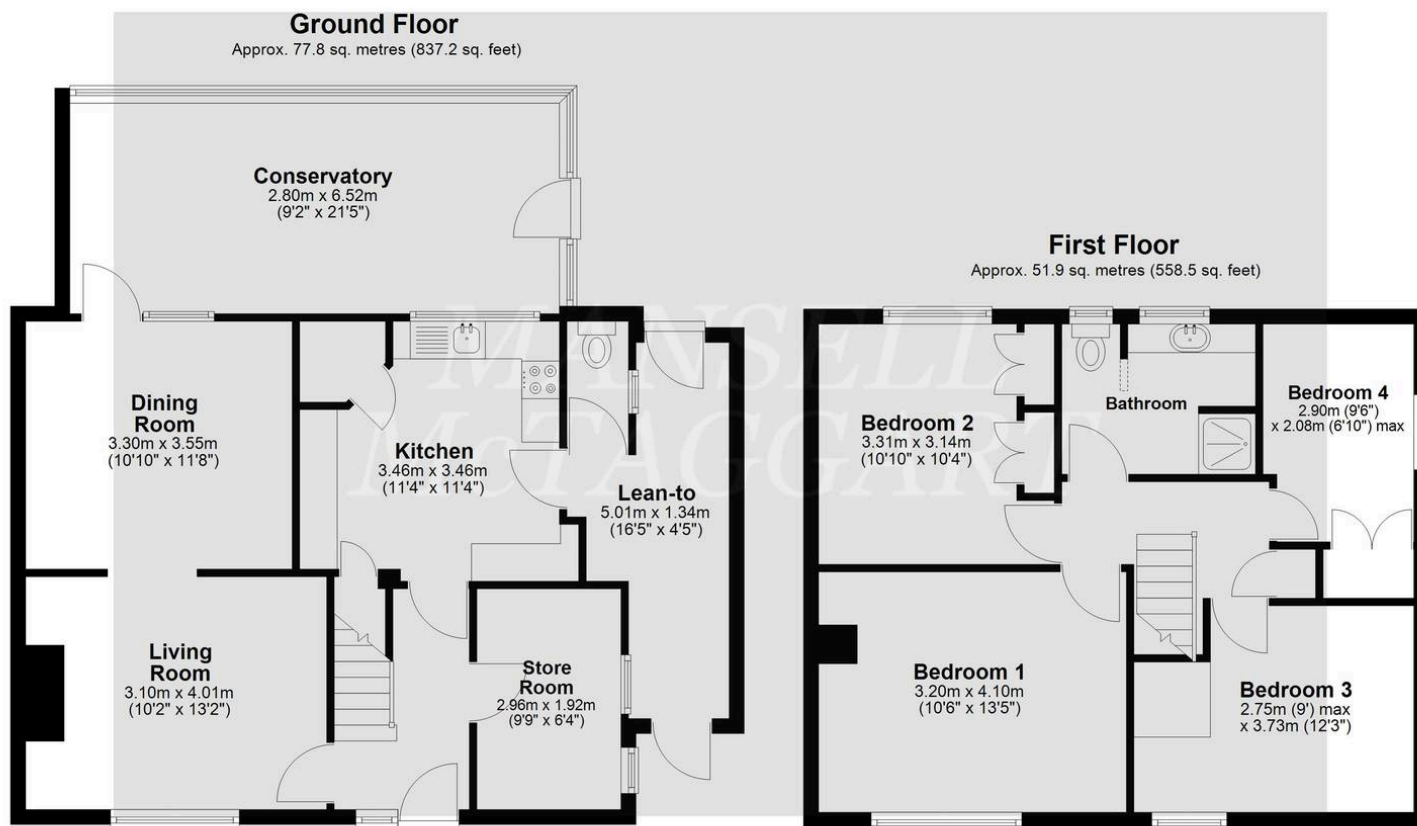
Bedrooms one, two and three are all generous doubles with plenty of space for a king size bed and freestanding furniture.

Bedroom four is a good sized single with built-in storage.

The family shower room is of a good size and comprises of a walk-in shower unit, low level WC and wash hand basin.

Outside there is side access to a good sized rear garden which is mainly laid to patio and lawn, the whole enclosed by wooden panelled fencing.





Total area: approx. 129.7 sq. metres (1395.8 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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