



**Bedivere Road, Ifield**

Guide Price **£440,000 – £460,000**

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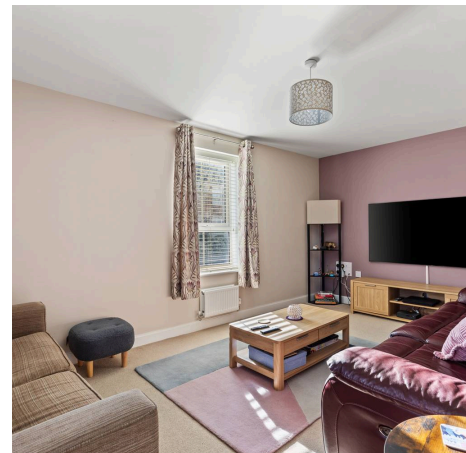


## Bedivere Road, Ifield

- Link-detached family home
- Three bedrooms
- 0.5 miles from Ifield train station
- Overlooking grassland to the front
- Living room and separate dining room with double French doors
- Main bedroom with en-suite shower room and fitted wardrobes
- Driveway parking leading to garage
- Excellent condition throughout
- Remainder of NHBC warranty
- Council Tax Band 'D' and EPC 'B'

An extremely well presented, three bedroom link-detached family home ideal for first time buyers and located within a popular residential area of Ifield. The property is positioned on a corner plot and overlooks a pleasant grass area to the front. Situated within close proximity to Ifield station, bus routes, schools, shops, and local amenities the property offers modern living throughout.

Offering spacious and versatile living accommodation throughout, the property briefly comprises: entrance hall with stairs rising to the first floor, doors to both the living and dining rooms and a downstairs W.C complete with W.C and wash hand basin; a double aspect living room; dining room with space for dining table and chairs, double French doors; a fitted kitchen with understairs storage cupboard and a range of wall and base units finished with tiled splashback, integrated appliances including washing machine, dishwasher, fridge/freezer, electric oven, gas hob and extractor hood over.







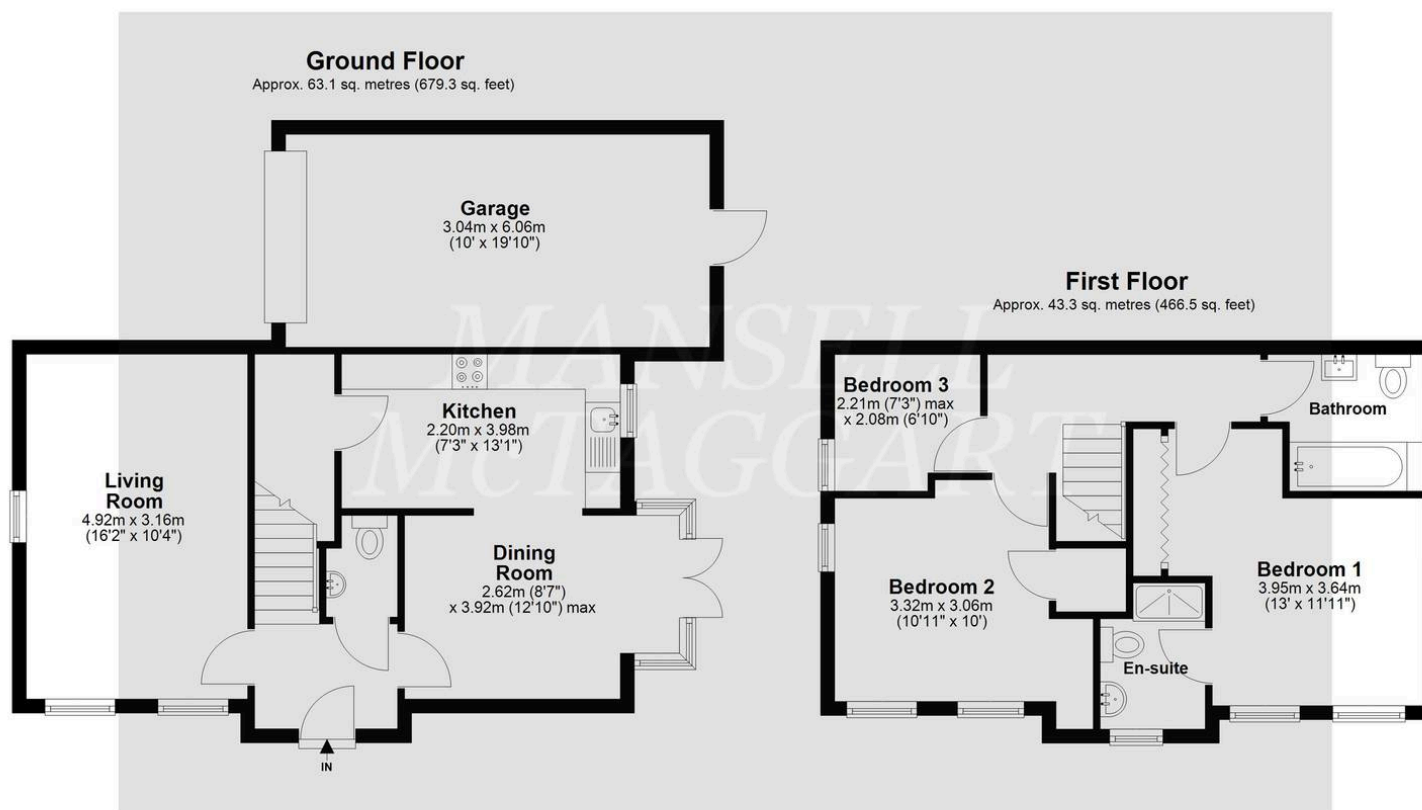
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Upstairs offers a main spacious double aspect bedroom with double fitted wardrobes and en-suite shower room with low level W.C, wash hand basin and walk-in shower, a second double bedroom also double aspect with space for freestanding wardrobes, a third single bedroom and a family bathroom complete with W.C, wash hand basin, bath with shower over and glass shower screen complete with part tiles walls. Externally, the property offers driveway parking leading to a single garage with power and light. A rear door through the garage provides access to the rear garden with gated side access also provided. The rear garden provides a patio area abutting the rear of the property, flanked by flower beds and finished with an expanse of lawn.

### Agents Note

There is an annual service charge of £234





Total area: approx. 106.5 sq. metres (1145.8 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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