



Reedings, Ifield  
£340,000

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McTAGGART**  
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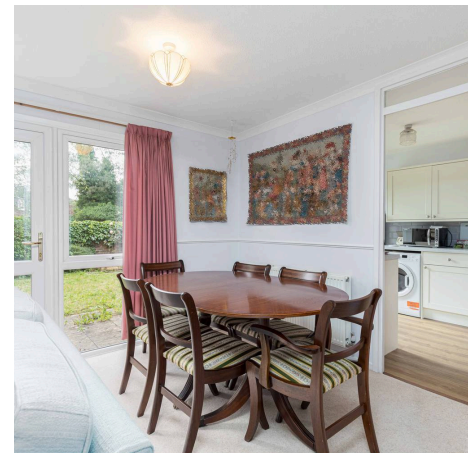




- Three bedroom end of terrace family home
- Downstairs W/C, upstairs family bathroom
- Large living/dining room, modern kitchen
- Principle bedroom with fitted wardrobes, overlooking garden
- Private rear garden
- Ample communal parking directly in front of the house
- Close proximity to local amenities, approximately 1 mile from Ifield Station
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This well presented and deceptively spacious three bedroom end of terrace family home, is situated at the end of a cul-de-sac within the popular residential area of Ifield.

A gated path leads into the entrance porch, with a storeroom to the left and a door into the main entrance hall. Here there is further storage, and access to a useful downstairs W/C. At the back of the house is a large living/dining room with double doors opening out to the garden. This is an ideal space for entertaining, bright and spacious with ample room for a dining table and chairs. The kitchen is fitted with an attractive range of wall and base units, a stainless steel sink/drainage unit is set into worktops, there is space for a free standing fridge/freezer, space for an oven and space/plumbing for a washing machine.

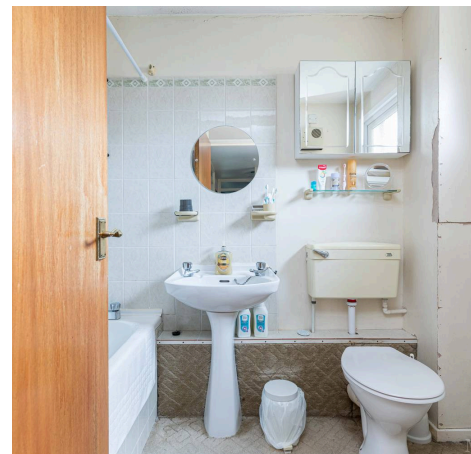


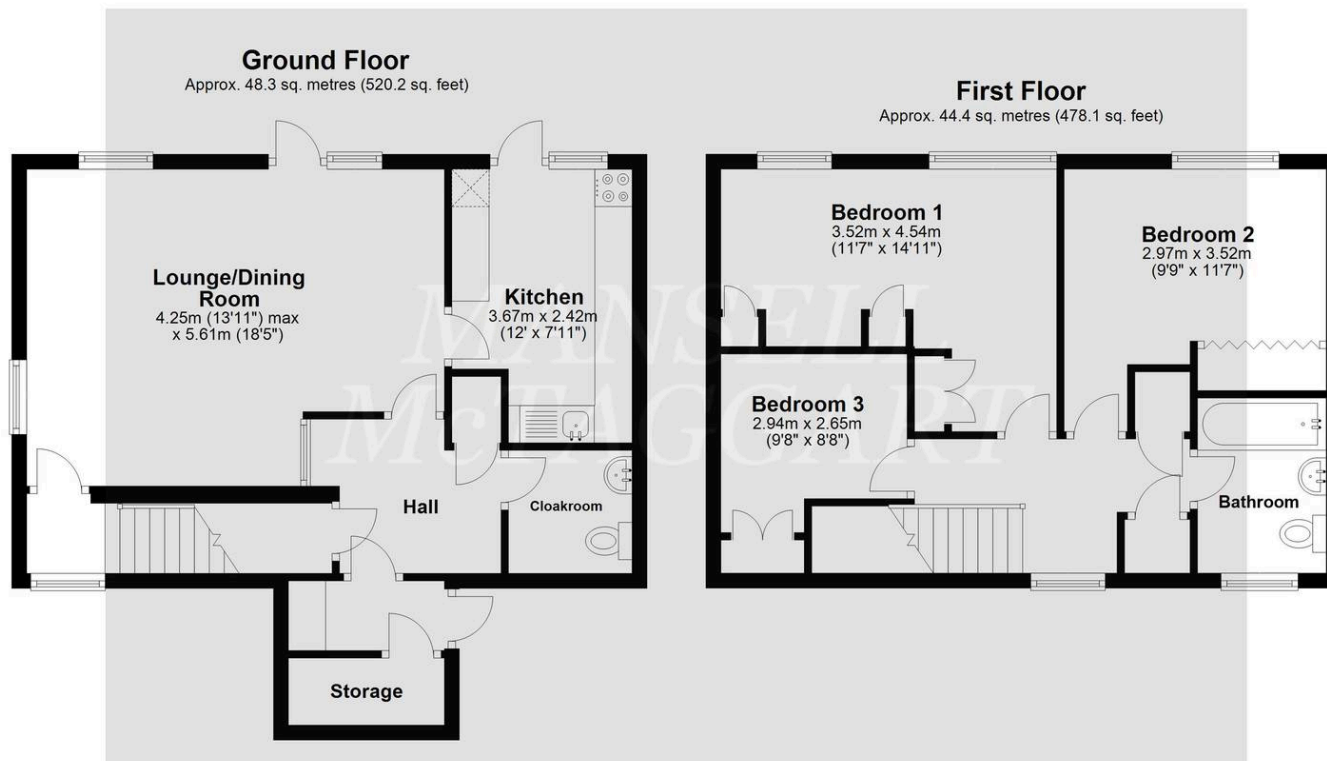


Stairs from the entrance hall lead to the first-floor landing, where there are two storage cupboards. Bedroom one is a good size double room with windows overlooking the rear garden and fitted wardrobes providing handy storage. Bedroom two is also a double room with a window to the rear and built in wardrobes. Bedroom three is a single room with a window to the side and further built in storage. The family bathroom is fitted with a white suite comprising low level W/C, wash hand basin and panel bath, with a frosted window to the front allowing in plenty of natural light.

Outside the property has a block paved frontage and there is side access to a private rear garden. Here a patio abuts the rear of the property, the remainder being laid to lawn with mature shrub and hedge borders. Ample communal parking can be found immediately opposite and in the surrounding roads.

This ideal family home is situated in a delightful position on the edge of Crawley, within a short walking distance of Ifield Golf Course, Ifield Millpond Site of Nature Conservation Importance and a Tesco Express. It is also a short walk to Ifield railway station and a short drive to Crawley town centre with its extensive range of shops, inns, recreation facilities, schools and bus and railway stations (Victoria/London Bridge approx. 35 minutes). Gatwick Airport and Junction 11 of the M23 are also within easy reach.





Total area: approx. 92.7 sq. metres (998.2 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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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