



Treyford Close, Ifield, Crawley, RH11 0JN

Taylor Robinson welcome to the market a 2 bedroom well presented maisonette conveniently located close to Ifield train station for routes to London and Gatwick, the local amenities and highly regarded schools.

The property is offered to the market with no onward chain and in brief comprises of an entrance hall with stairs rising to first floor, a light and airy lounge with views across the gardens, a fully fitted kitchen with amples of storage, two double bedrooms and a modern bathroom fitted in a white contemporary suite. Externally the property offers a sizable rear garden mainly laid to lawn with brick built shed.

The property also benefits from double glazing, and gas central heating. Call Taylor Robinson today to book your viewing.

£245,000 Leasehold

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- 2 Double Bedrooms
- Private Rear Garden
- Ground rent £10 pa & Service Charge £480 pa
- Modern Kitchen & Bathroom
- Close to Ifield train station for routes to London & Gatwick
- Gas Heating & Double Glazed Windows
- 97 Years Unexpired Lease

Glass Panel Front Door

Separate WC

Entrance Hall

Outside

Landing

Rear Garden

Living Room

16'2" x 12'4" (4.93 x 3.76)

Refitted Kitchen

14'0" x 8'8" (4.27 x 2.64)

Bedroom 1

12'11" x 11'1" (3.94 x 3.38)

Bedroom 2

12'11" x 8'9" (3.94 x 2.67 (3.93 x 2.66))

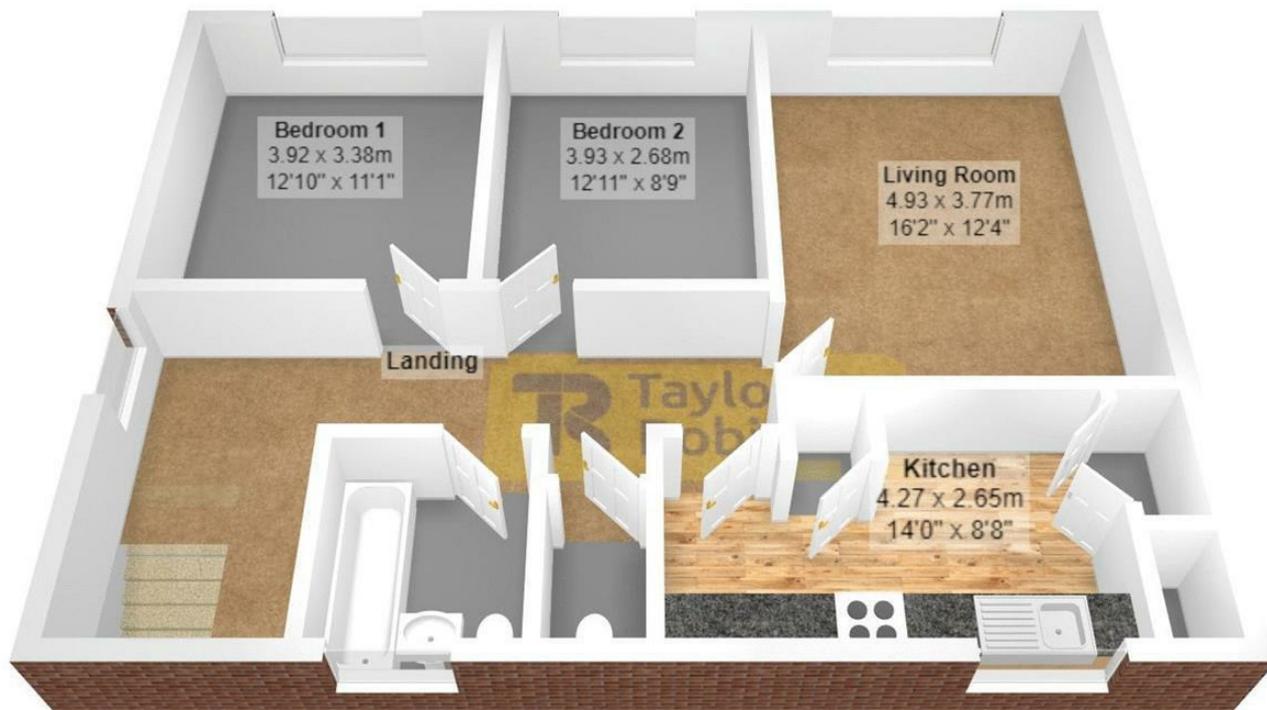
Refitted Bathroom

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	