



## Old Manor Close, Ifield, Crawley, RH11 0HQ

Situated in the charming area of Ifield, Crawley, this delightful semi-detached house offers a perfect blend of space and comfort, ideal for families or those seeking a serene living environment. The property boasts four well-proportioned bedrooms, providing ample room for relaxation and personal space.

On the ground floor, you will find a convenient wet room, enhancing the practicality of the home. The two reception rooms are perfect for entertaining guests or enjoying quiet family evenings, allowing for versatile use of space.

The exterior of the property features a large driveway, accommodating multiple vehicles, which is a significant advantage in this sought-after location. With no onward chain, this home is ready for you to move in without delay.

Situated close to local shops and schools, this property is ideally positioned for families, ensuring that everyday amenities are just a short distance away. This property combines character with modern living, making it a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this charming house your new home.

**£465,000 Freehold**



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- No Onward Chain
- Ground floor wet room & WC
- Popular Ifield location
- Semi-detached family home
- Large driveway providing parking for multiple vehicles
- Close to local shops, schools & amenities
- Four well-proportioned bedrooms
- Front & rear gardens

### Entrance

14'2" x 5'0" (4.32 x 1.54)

### Living Room

23'1" x 8'8" (7.06 x 2.65)

### Kitchen

10'11" x 8'5" (3.34 x 2.58)

### Dining Room

9'1" x 7'7" (2.77 x 2.32)

### Wet Room

7'6" x 6'5" (2.31 x 1.98)

### WC

### Bedroom 4

16'3" x 8'2" (4.96 x 2.51)

### Landing

7'5" x 5'9" (2.27 x 1.76)

### Bedroom 1

12'7" x 10'4" (3.86 x 3.17)

### Bedroom 2

10'4" x 9'7" (3.16 x 2.93)

### Bedroom 3

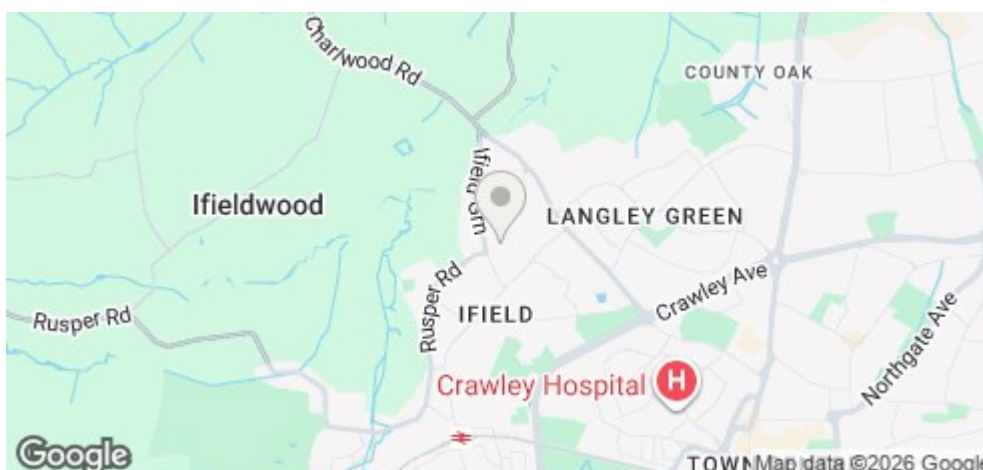
9'4" x 5'7" (2.86 x 1.72)

### Bathroom

7'8" x 5'4" (2.35 x 1.63)

### Front & rear garden

## Council Tax Band: E





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