



## The Millbank, Ifield, Crawley, RH11 0JQ

Nestled in the charming area of Ifield, Crawley, this exceptionally well-presented detached house offers a delightful blend of modern comforts and traditional character. With four spacious bedrooms, this home provides flexible accommodation, featuring two bedrooms on the first floor and two on the ground floor, making it ideal for families or those seeking versatile living spaces.

The property has been thoughtfully improved, showcasing a refitted kitchen and breakfast room that is perfect for both casual dining and entertaining. The first-floor bathroom has also been beautifully updated, ensuring a contemporary feel throughout. Additionally, a utility room on the ground floor adds to the practicality of this lovely home.

The enclosed rear garden is a true highlight, complete with a summer house with a wood burner, creating a perfect outdoor retreat for relaxation or gatherings with family and friends. The addition of solar panels not only enhances the property's energy efficiency but also contributes to a more sustainable lifestyle.

Conveniently located, this home is just a short distance from Ifield's railway station, making commuting a breeze. Families will appreciate the proximity to local schools, while the nearby Millpond offers a picturesque setting for leisurely walks and outdoor activities.

This older yet beautifully maintained property is a rare find, combining comfort, style, and a prime location. It presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming house your new home.

**£695,000 Freehold**

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- 4 Double Bedroom Detached House
- Addition of Solar Panels
- Driveway & Garage
- Refitted Kitchen / Breakfast Room
- Large Living Room
- Close to Ifield's Railway Station
- Refitted Bathroom
- Enclosed Rear Garden with Summer House

Entrance Hall

Living Room

19'4" x 12'1" (5.90 x 3.70)

Kitchen / Breakfast Room

18'8" x 10'8" (5.70 x 3.27)

Utility Room

6'10" x 5'5" (2.10 x 1.66)

Inner Hall

Bedroom 3

15'3" x 10'5" (4.66 x 3.20)

Bedroom 4

10'5" x 9'5" (3.18 x 2.88)

Stairs to first floor Landing

Bedroom 1

15'1" x 10'10" (4.61 x 3.32)

Bedroom 2

13'0" x 11'10" (3.98 x 3.63)

Bathroom

Oustide

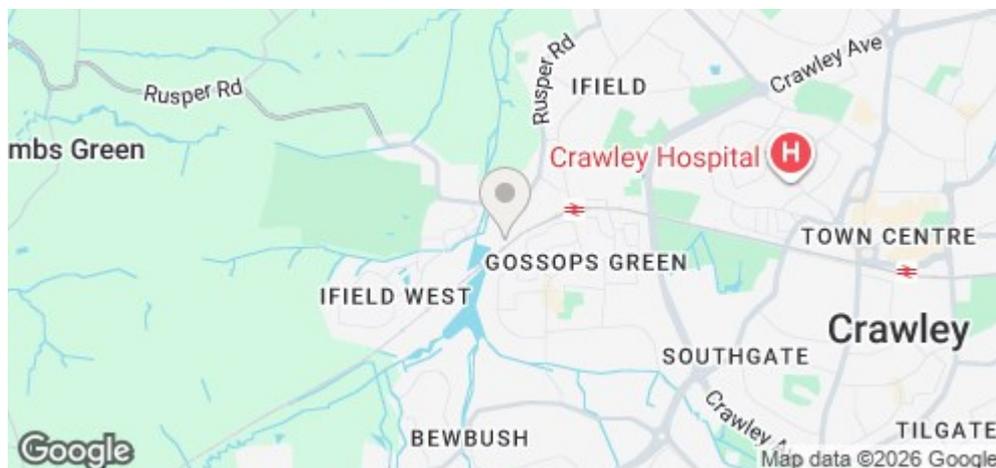
Rear Garden

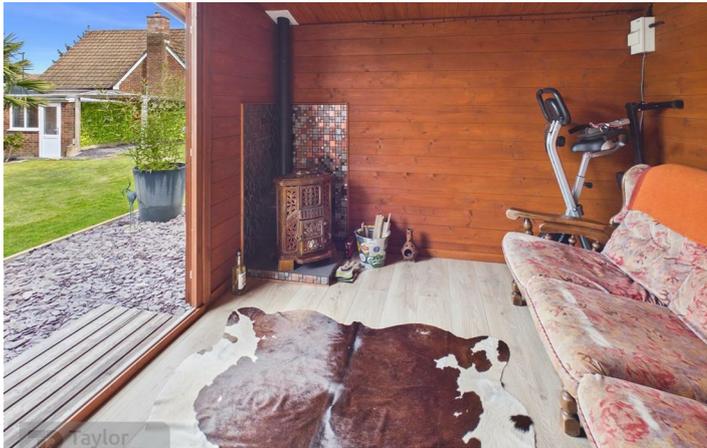
Summer House

12'4" x 9'0" (3.77 x 2.76)

Garage

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

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