



Warren Drive
Ifield, West Sussex RH11 0DS

£439,950

Astons are delighted to market this extended and extensively improved three bedroom semi detached house, situated in the highly popular residential area of Ifield, located within close proximity of schools, amenities and transport links. Inside this wonderful family home features a light and airy living room, a fitted kitchen, a family room with fully insulated roof, a fitted utility room and downstairs shower-room, three excellent sized bedrooms with two of the bedrooms featuring bespoke in-built wardrobes. To the rear is a charming well proportioned garden, to the front is a resin driveway offering parking for three vehicles. Additional benefits of this house include newly installed upvc double glazed windows, gas central heating and a garage with electrical folding door and internal access from property. Tenure Freehold, Council Tax Band 'D'.



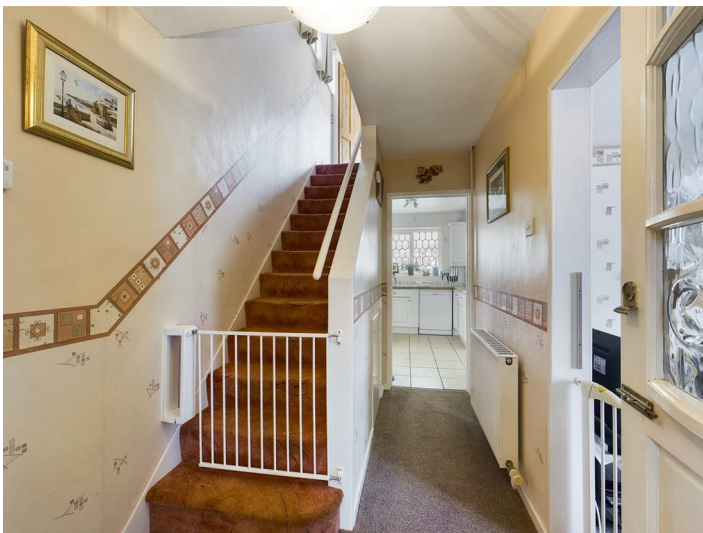
Entrance Porch

Front door, tiled floor, coving, radiator, door to:



Hallway

With stairs to first floor landing, access to under-stairs cupboard, radiator, opening to:



Living Room

With upvc double glazed windows to front aspect and radiator.



Dining Room

With radiator, coving and by-folding doors to family-room and opening to:



Kitchen

Fitted with a range of units at base and eye level, with space, power and plumbing for fridge-freezer, range cooker and dishwasher, stainless steel sink with mixer-tap and drainer, oak effect work-tops, tiled floor, part tiled walls, coving, double glazed window to rear aspect, opening to:



Utility Room

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, oak effect work-top, stainless steel sink with mixer-tap and drainer, tiled floor, part tiled walls, coving, radiator, internal access to garage, double glazed windows to rear aspect, patio door to rear garden, opening to:



Downstairs Shower-Room

Suite comprising of w/c, walk in shower with shower unit, coving, radiator, extractor fan, tiled floor, tiled walls, obscure double glazed window to rear aspect.





Family Room

Brick and upvc construction with fully insulated roof, dual radiators, double glazed windows to rear aspect and double glazed french doors to rear garden.



Bedroom Two

Double glazed windows to rear aspect, radiator, bespoke fitted wardrobe.



Bathroom

White three piece suite comprising of w/c, was hand basin with pedestal, enclosed bathtub with mixer-tap and shower unit, part tiled walls, radiator, obscure double glazed window to rear and side aspect.



Landing

Access to airing cupboard and loft space, obscure double glazed windows to side aspect, doors to:

Bedroom One

Double glazed windows to front aspect, radiator, fitted wardrobes with newly installed sliding doors.



Bedroom Three

Double glazed window to front aspect, radiator.



Rear Garden

Patio area adjacent to property, lawn garden with pond, green house, Dutch shed, outside power-points and tap, fence enclosed with shrubs, hedges and flower beds to boards.

Garage

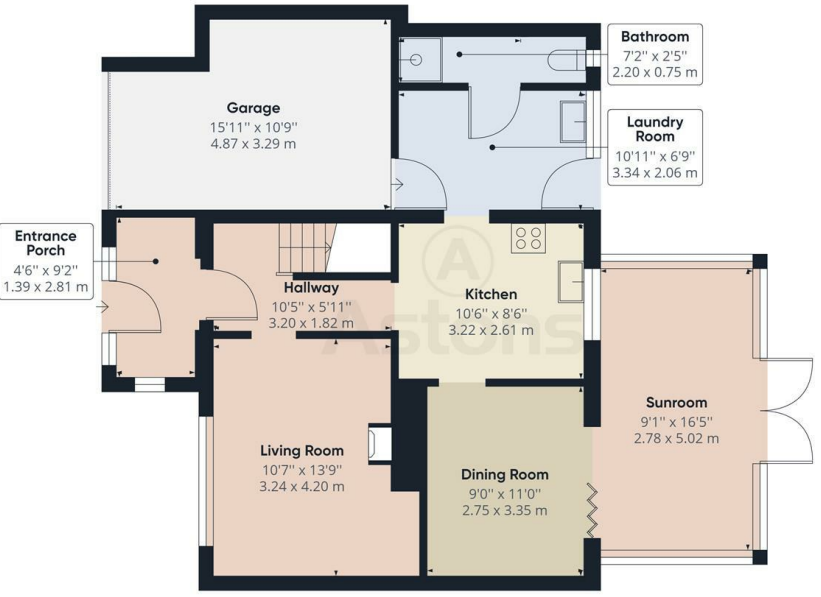
Folding electric door with power and light.

To The Front

Resin driveway offering parking for three vehicles.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of



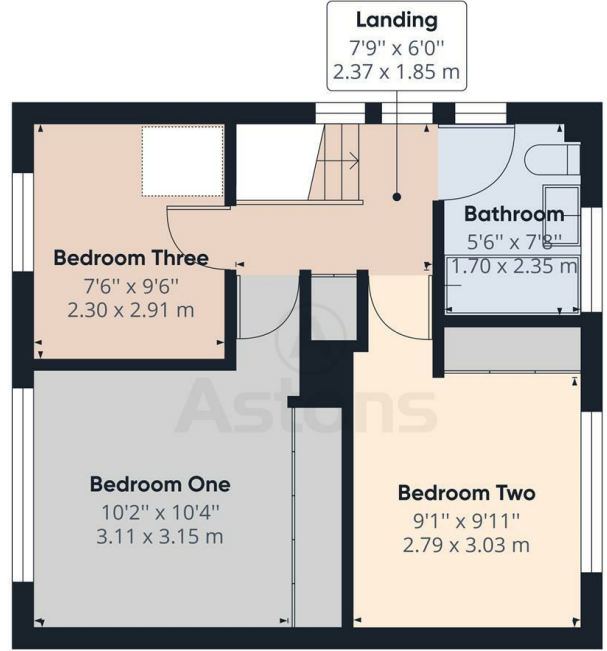
Ground Floor

Approximate total area⁽¹⁾
905.74 ft²
84.15 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
387.69 ft²
36.02 m²

(1) Excluding balconies and terraces

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