



ASTONS



Birkdale Drive
Ifield West, West Sussex RH11 0TU

Offers In Excess Of £315,000

Birkdale Drive, Ifield West, West Sussex RH11 0TU

Astons are delighted to market this well presented two double bedroom house situated in the Ifield West area of Crawley. The house benefits from a good size lounge/dining room, under floor heating in the hallway and kitchen, integrated appliances in the kitchen including a dishwasher, oven and washing machine and a white bathroom suite with electric shower. Outside there is a block paved driveway to the front which offers parking for two cars and there is an enclosed garden with rear access at the back.

Entrance Hall

Front door, access to coat cupboard, stairs to first floor landing, opening to kitchen, tiled floor with under floor heating, door to:

Kitchen

Fitted with a range of units at base and eye level, space and power for fridge-freezer, integrated dishwasher, washing machine and cooker with electric hob and extractor hood over, composite sink with mixer-tap, roll-top worksurfaces, gas fired warm air boiler, double glazed window to the front aspect, feature glass block inserts in the wall, tiled floor with under floor heating.

Lounge/Dining Room

Double glazed patio doors to rear garden, wood effect laminate flooring.

Landing

Access to loft space, doors to:

Bedroom One

Double glazed windows to rear aspect, in-built wardrobe with sliding mirrored doors.

Bathroom

White three piece suite comprising of w/c, wash hand basin with mixer-tap and under-counter units, panel enclosed bathtub with mixer-tap and shower unit, extractor fan, tiled walls, tiled floor.

Bedroom Two

Double glazed window to the front aspect, large airing cupboard.

Rear Garden

Patio terrace adjacent to the house with feature stone circle divide and step upto a lawn with fence enclosed borders, rear access gate.

To The Front

Block paved driveway with parking for two cars, path to the front door, storage cupboard.

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 tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

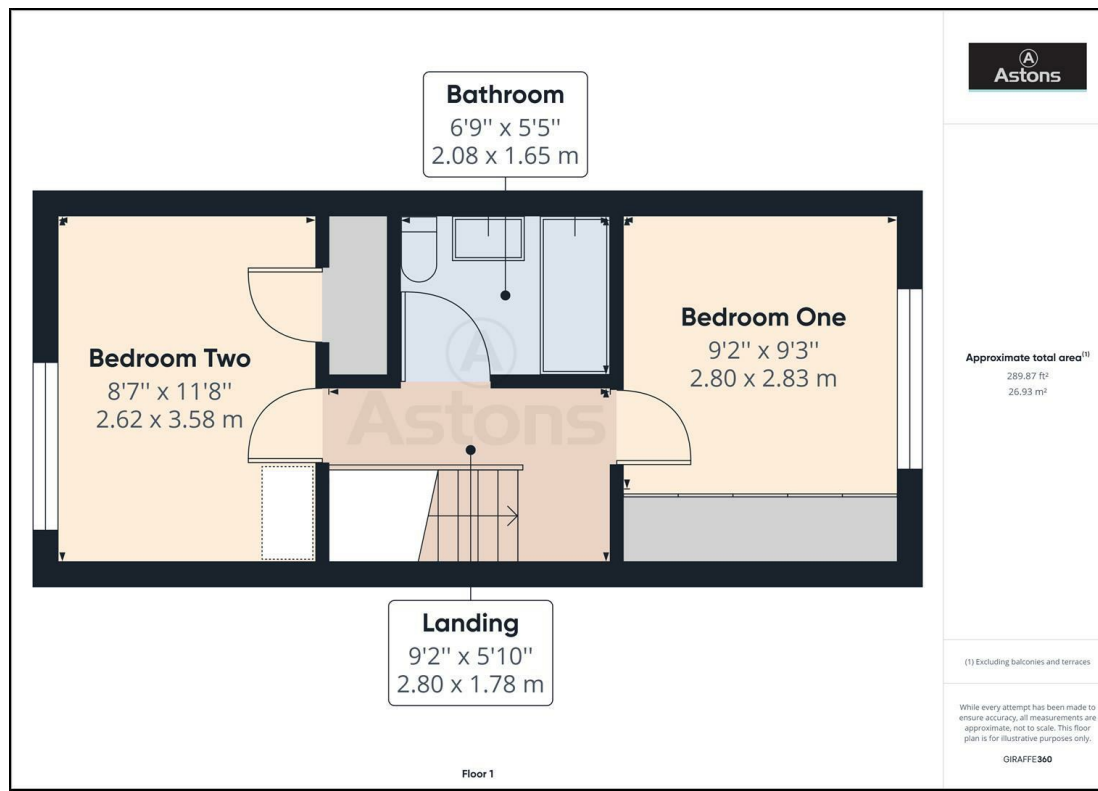
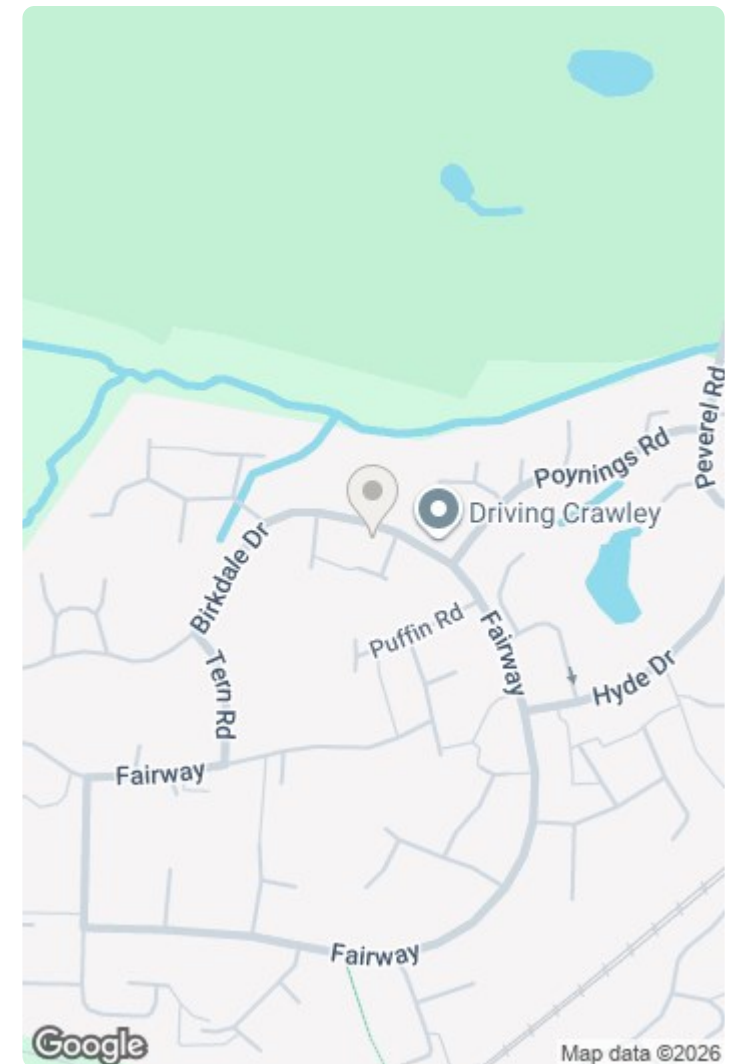
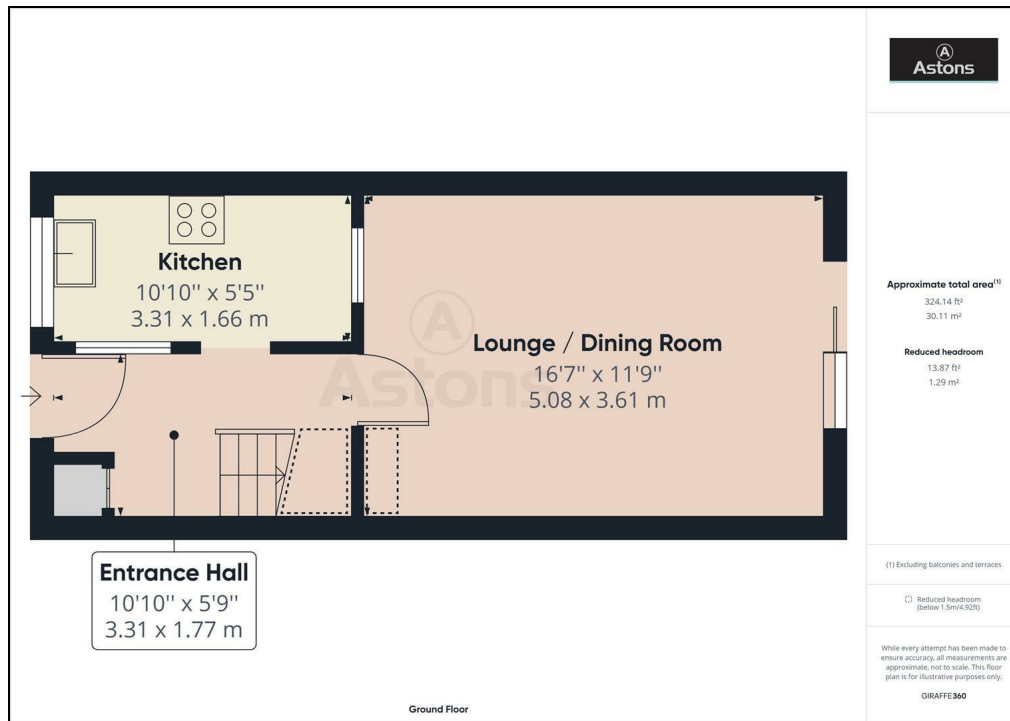
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Energy Efficiency Rating		
Total energy efficient - lower running costs	Current	Potential
92-100 A		91
81-91 B		
69-80 C		68
55-68 D		
49-54 E		
41-48 F		
31-40 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

