



11 Little Paddock Close, Crawley, RH11 0BN

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Little Paddocks is a well presented, spacious five-bedroom detached family home. The home has been thoughtfully designed offering versatile living accommodation for day-to-day life and also entertaining friends and family. The current owner has included a media wall to the open-plan kitchen making this space an ideal family room and the hub of the home. The kitchen is fitted with modern units complimented by quartz counter tops and a centre island.

Double doors then open from both entrance hall and kitchen to the lounge. There is also a cloakroom on the ground floor. Upstairs there are five generous bedrooms and three



bathrooms.

Outside the driveway provides off street parking for 2 cars and the benefit of an integral garage. The rear garden has a patio area and mostly laid to lawn.

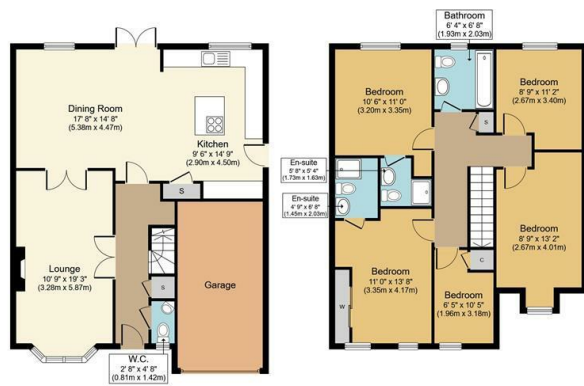
The area has convenient transport links into Crawley town centre and both Three Bridges and Crawley rail stations have services running to London and the South Coast.

Locally you have K2 Crawley's sports leisure centre. Another notable feature if you're a keen runner/walker, is the Mill and surrounding pond. Built in the early 19th Century, the building still has a working waterwheel and is now used to house a local history display. The impressive mill pond is one of Crawley's most important wetland sites.

**Guide Price £625,000**



# Floor plan



Little Paddock, RH11  
Approx. Gross Internal Floor Area 1,560 sq. ft. (145.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

TENURE: Freehold  
Council Tax Band: F

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