



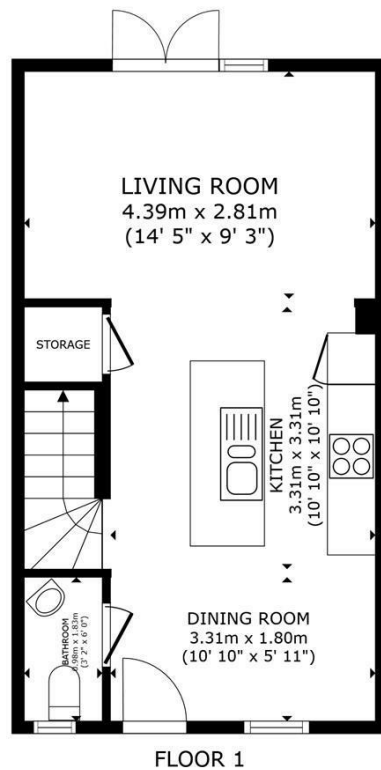
**7 STANFORD BROOK WAY**  
CRAWLEY, RH11 9GY

**£400,000**  
**FREEHOLD**

Eltons estate agents are delighted to present to the market this stunning and spacious two bedroom home situated in the Thakeham Woodgate development in Pease Pottage.

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GROSS INTERNAL AREA  
FLOOR 1 35.6 m<sup>2</sup> (384 sq.ft.) FLOOR 2 35.6 m<sup>2</sup> (384 sq.ft.)  
TOTAL : 71.3 m<sup>2</sup> (767 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Matterport**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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