

SHILLAN

RESIDENTIAL SALES & LETTINGS



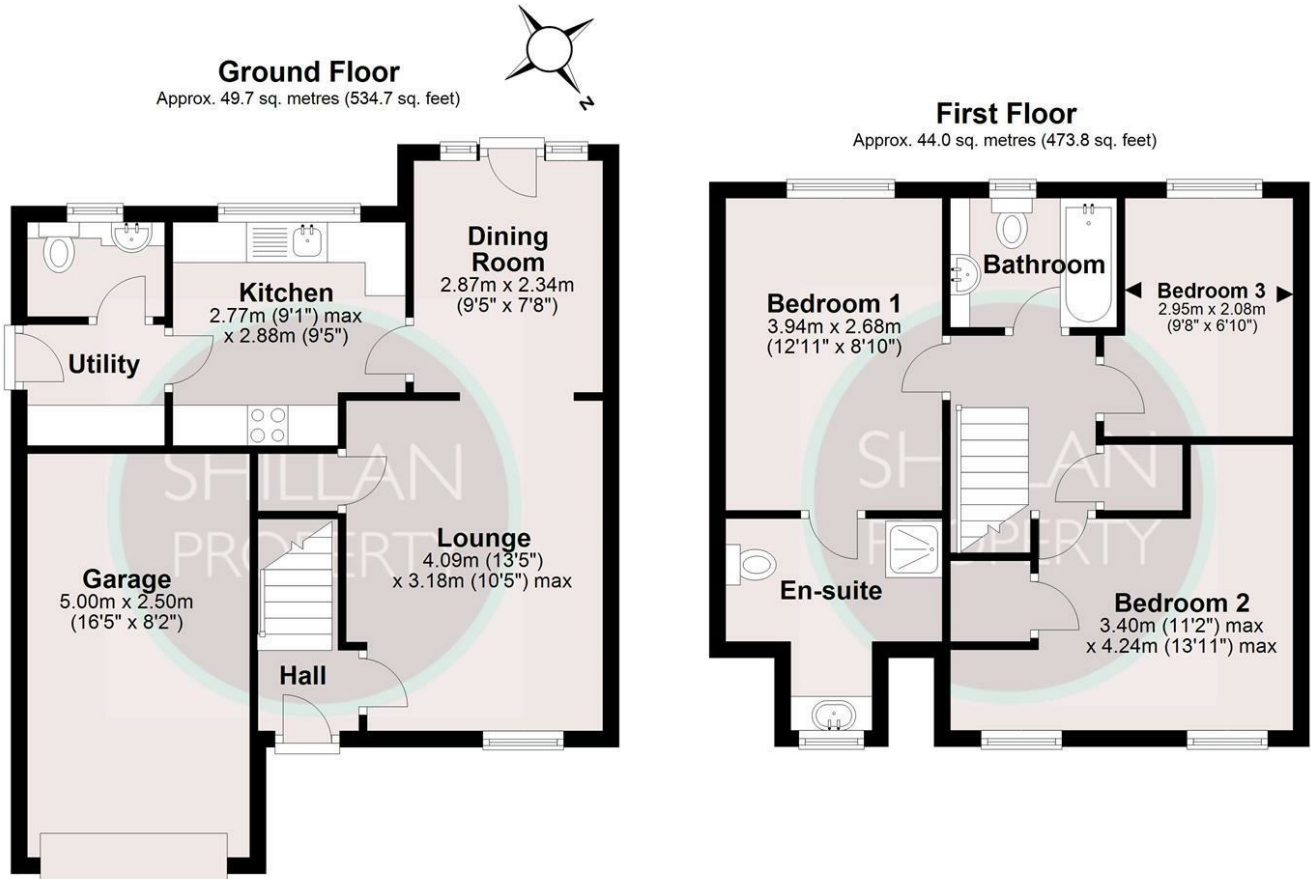
25 Clitherow Gardens, Crawley, RH10 6TT

Guide price £475,000

GUIDE PRICE £475,000 - £500,000. A large three bedroom detached property close to the town centre and Crawley train station. The property benefits from a downstairs cloakroom, kitchen and separate utility room, master bedroom with en suite shower room and family bathroom, rear garden and garage with parking in front.

NO CHAIN

Floor Plan



Total area: approx. 93.7 sq. metres (1008.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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