

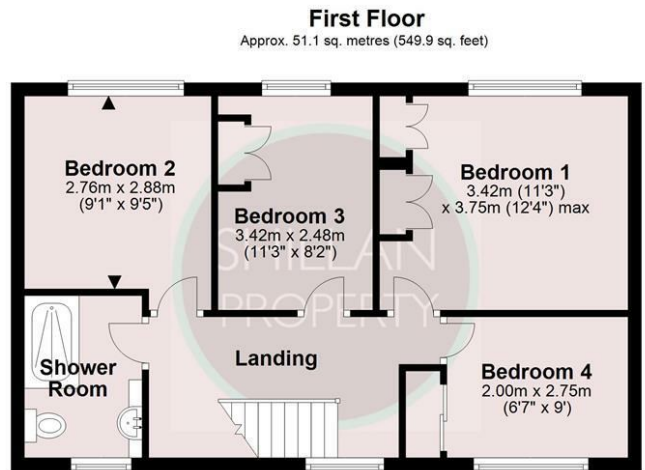


41 Sedgefield Close, Crawley, RH10 7XG

£550,000

A spacious and well maintained four bedroom family home in a quiet cut de sac location close to amenities and bus routes. The property comprises downstairs cloakroom, lounge, dining room, kitchen, four bedrooms and refurbished family shower room. Outside there are pleasant front and rear gardens, driveway for off road parking leading to garage and car port. NO CHAIN

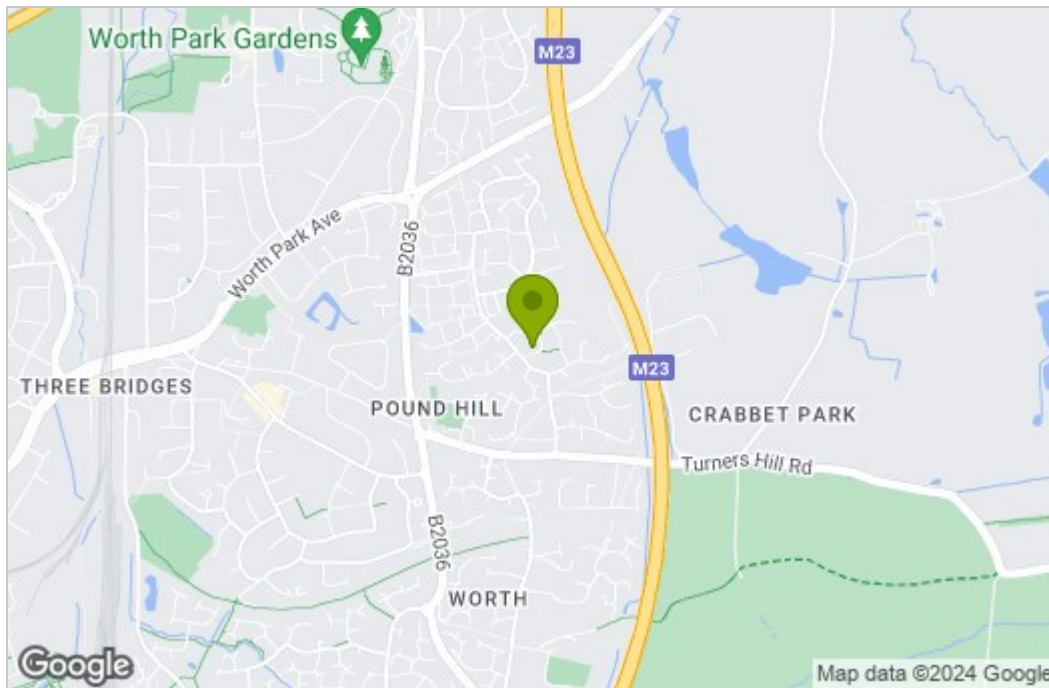
Floor Plan



Total area: approx. 102.5 sq. metres (1103.3 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.

I Shire Parade The Ridings, Crawley, West Sussex, RH10 7XR

Tel: 01293 888700 Email: info@shillanproperty.com www.shillanproperty.com