

9 Blackwater Lane, Crawley, RH10 7RL

**£3,000**

A beautiful 3/4 bedroom detached property that has been completely renovated to a very high standard throughout. There is a spacious central hallway leading to, downstairs bedrooms and bathroom and impressive kitchen and dining/ living area with staggered central island, wood burning stove and skylight over the dining area.

Large patio doors open onto the recently landscaped garden. Upstairs there are two further bedrooms and family bathroom. Situated in a quiet cul de sac location within close proximity to local shops, schools, mainline train station and M23/M25. Outside there is a large driveway leading to garage for two cars and electric charging point.





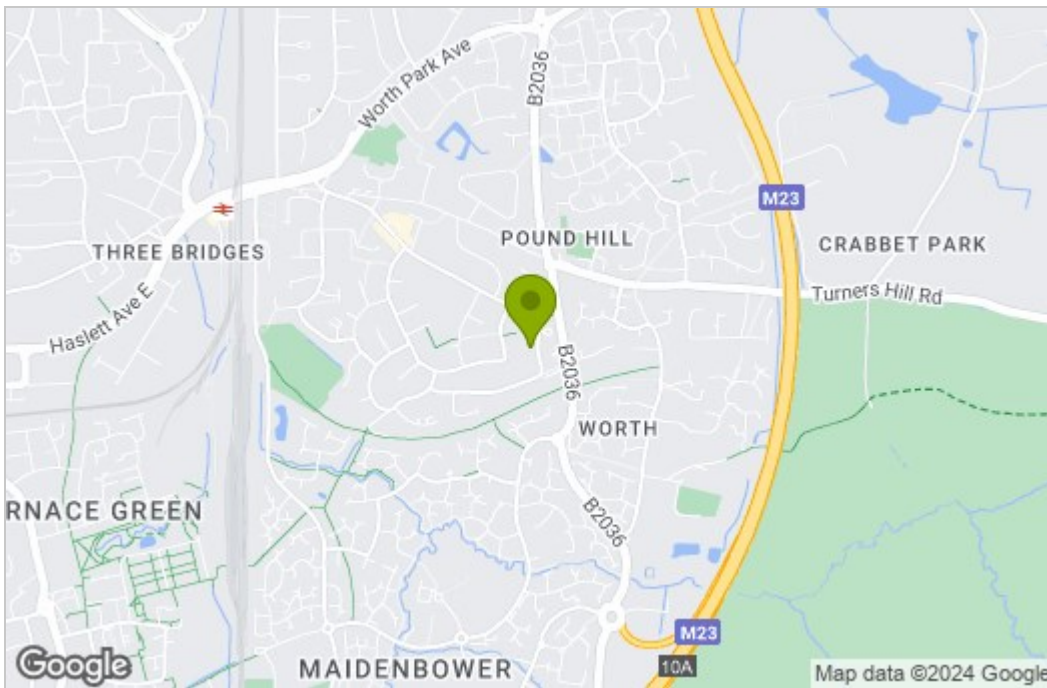
# Floor Plan



Total area: approx. 162.7 sq. metres (1751.8 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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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