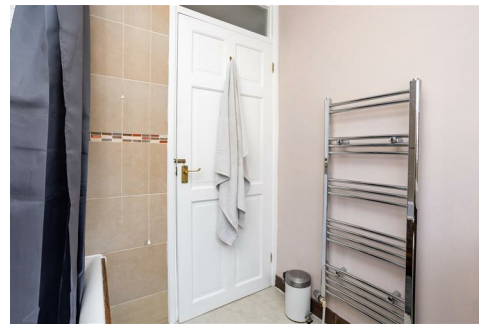


# SHILLAN

RESIDENTIAL SALES & LETTINGS



42 Heathfield, Crawley, RH10 3TT

**Offers in excess of £400,000**

OIEO £400,000 A spacious three bedroom end terrace home in the sought after location of Pound Hill, close to local shops, amenities and Worth Park gardens with stunning views and lake. The property has been modernised and has an enclosed rear garden with garage to the rear.

LOUNGE 12'11 x 12'8 (3.94m x 3.86m)

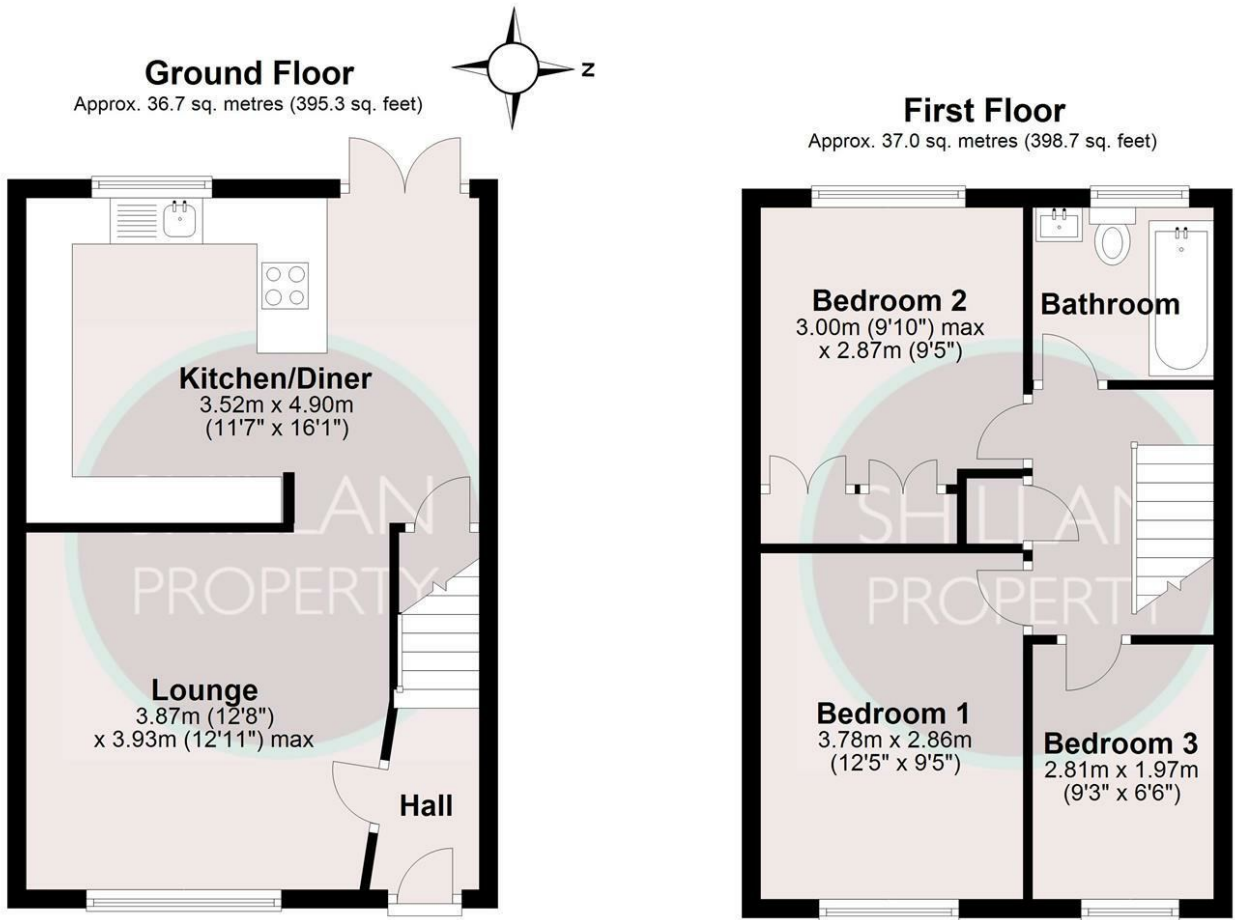
KITCHEN DINER 16'1 x 11'7 (4.90m x 3.53m)

BEDROOM ONE 12'5 x 9'5 (3.78m x 2.87m)

BEDROOM TWO 9'10 x 9'5 (3.00m x 2.87m)

BEDROOM THREE 9'3 x 6'6 (2.82m x 1.98m)

## Floor Plan



Total area: approx. 73.8 sq. metres (794.0 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) <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	

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.

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

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