



23 Headley Close, Crawley, RH10 3TY

**£415,000**

GUIDE PRICE £415,000 TO £425,000. A spacious 3/4 bedroom house in a quiet cut de sac location with landscaped rear garden and off road parking. The garage has been converted to either a fourth bedroom or large home office.

LOUNGE 20 max x 14'1 max (6.10m max x 4.29m max)

KITCHEN 9'8 x 7'2 (2.95m x 2.18m)

FAMILY ROOM/ BEDROOM FOUR 15'3 x 8'2 (4.65m x 2.49m)

BEDROOM ONE 11'3 x 10'3 (3.43m x 3.12m)

BEDROOM TWO 12'10 x 8' (3.91m x 2.44m)

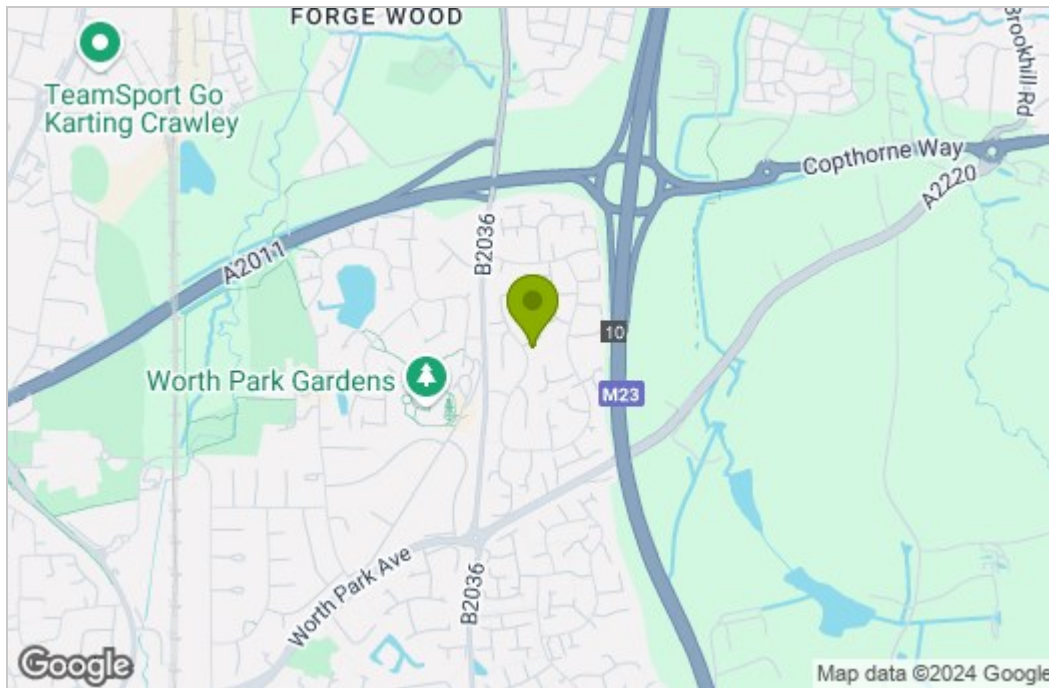
BEDROOM THREE 9 x 7'1 (2.74m x 2.16m)

# Floor Plan



Total area: approx. 96.4 sq. metres (1037.9 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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