



5 Lawrence Close, Crawley, RH10 7DR

Guide price £475,000

GUIDE PRICE £475,000 TO £500,000. An extended and beautifully presented three/four bedroom family home. Accommodation comprises downstairs cloakroom, kitchen, utility room, large study/ playroom and conservatory.

On the first floor there are two bedrooms, bathroom and large playroom which could be modified to give a fourth bedroom. On the second floor is the master suite with bedroom and en suite shower room. Outside there are gardens to the front and rear and driveway leading to garage.

LOUNGE 15'5 x 11'2 (4.70m x 3.40m)

KITCHEN 13'2 x 9' (4.01m x 2.74m)

UTILITY ROOM 10'10 x 5'10 (3.30m x 1.78m)

CONSERVATORY 15'3 x 9'2 (4.65m x 2.79m)

STUDY/ PLAYROOM 16'5 x 14'4 (5.00m x 4.37m)

BEDROOM ONE 15'7 x 15'3 (4.75m x 4.65m)

EN SUITE

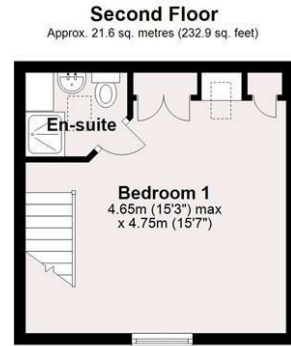
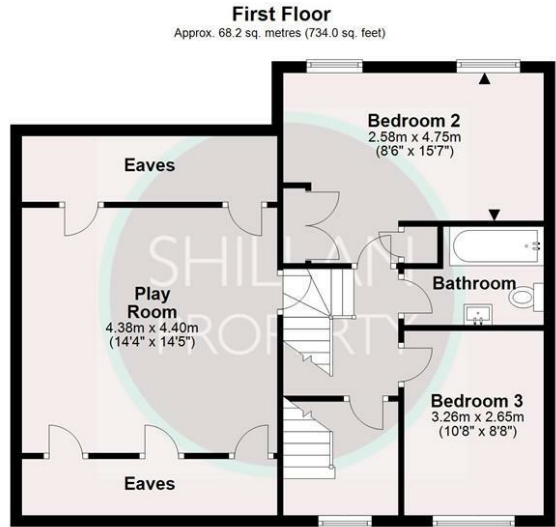
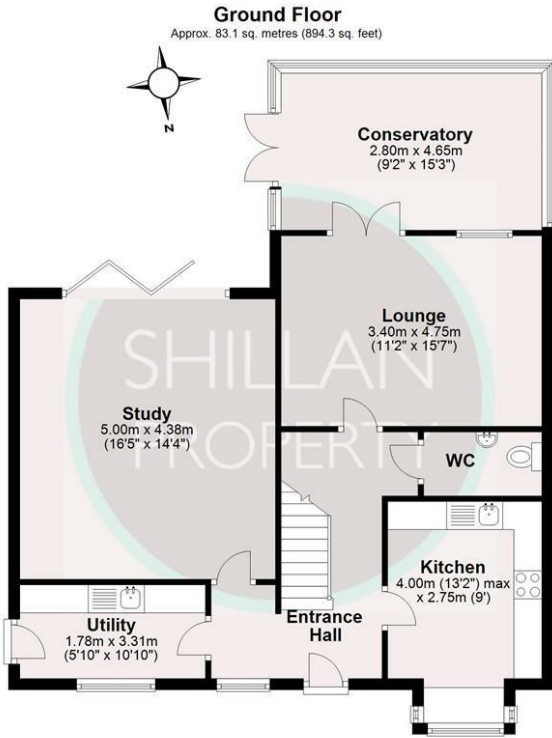
BEDROOM TWO 15'7 x 8'6 (4.75m x 2.59m)

BEDROOM THREE 10'8 x 8'8 (3.25m x 2.64m)

PLAYROOM/ POTENTIAL BEDROOM 14'5 x 14'4
(4.39m x 4.37m)

BATHROOM

Floor Plan



Total area: approx. 172.9 sq. metres (1861.2 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	

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