

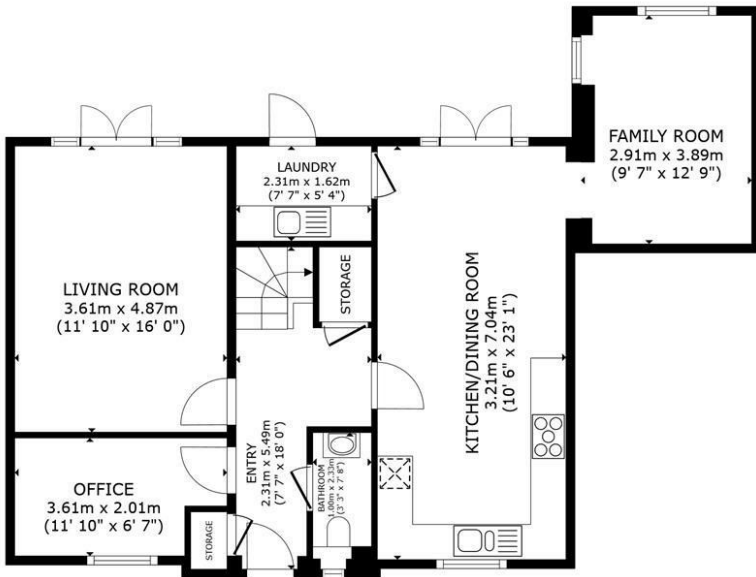


# 13 FORESTERS WAY CRAWLEY

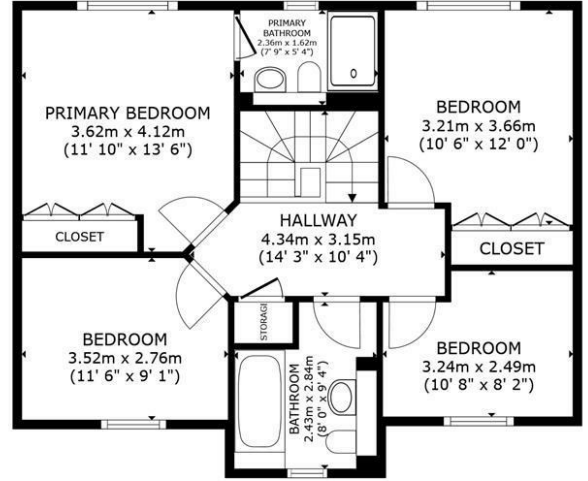
£700,000  
FREEHOLD

- IMMACULATE FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- MODERN OPEN PLAN KITCHEN BOASTING A LARGE DINING AREA, LOUNGE SPACE AND UTILITY ROOM
  - DOWNSTAIRS W/C AND OFFICE
  - MASTER BEDROOM WITH ENSUITE AND BUILT IN WARDROBES
- LANDSCAPED GARDEN WITH PATIO, LAWN AND ENTERTAINING AREA COVERED BY A PERGOLA
- DRIVEWAY FOR MULTIPLE VEHICLES
  - INTEGRATED APPLIANCES
- SEPARATE LOUNGE WITH FRENCH DOORS LEADING TO THE LANDSCAPED GARDEN
- THREE FURTHER DOUBLE BEDROOMS
  - \*\*END OF CHAIN\*\*





FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
 FLOOR 1 78.1 m<sup>2</sup> (841 sq.ft.) FLOOR 2 67.3 m<sup>2</sup> (725 sq.ft.)  
 TOTAL : 145.4 m<sup>2</sup> (1,566 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">84</span> <span style="font-size: 2em; margin-left: 20px;">93</span> </div>
(81-91) <b>B</b>		84	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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