



**Chapel Hill, Crayford**  
**By Auction £270,000 Freehold**





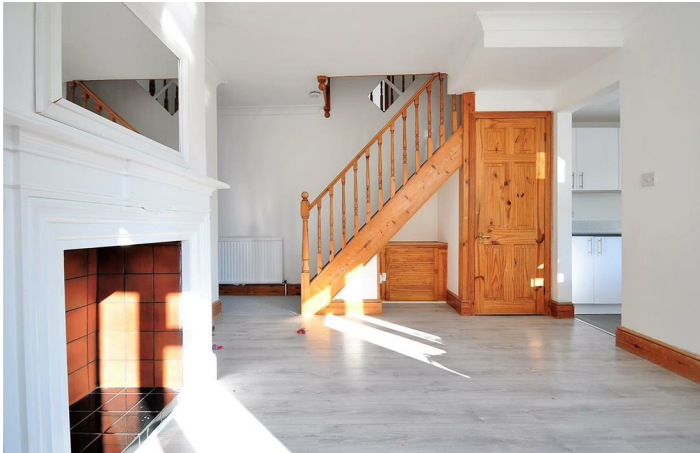
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

CASH BUYERS ONLY PLEASE

CHAIN FREE - Spacious two-bedroom house with garden and off street parking situated nearby to Crayford town centre and Crayford mainline train station. On the ground floor, there is both a living room and a separate dining room that leads to the kitchen and access to the rear garden. The family bathroom and two double bedrooms are located on the first floor. The property benefits gas central heating, double glazing, and an 85' approx rear garden. Crayford is a short walk away offering shops, supermarkets, and Crayford train station, and local transport links.

Freehold | Council Tax: Bexley band D | EPC band D



**GROUND FLOOR**  
433 sq.ft. (40.2 sq.m.) approx.



**1ST FLOOR**  
376 sq.ft. (34.9 sq.m.) approx.



**TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		<b>81</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>55</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





## Entrance Hall

Lounge 11'12 x 11'3 (3.35m x 3.43m)

Dining room 14'2 x 11'2 (4.32m x 3.40m)

Kitchen 7'9 x 7'4 (2.36m x 2.24m)

## Landing

Bedroom One 14'2 x 8'9 (4.32m x 2.67m)

Bedroom Two 10'0 x 8'3 (3.05m x 2.51m)

Bathroom 7'9 x 7'3 (2.36m x 2.21m)

Rear Garden 85' approx (25.91m approx)

Off street Parking to front

