



**Lower Station Road, Crayford**  
**£525,000 Freehold**



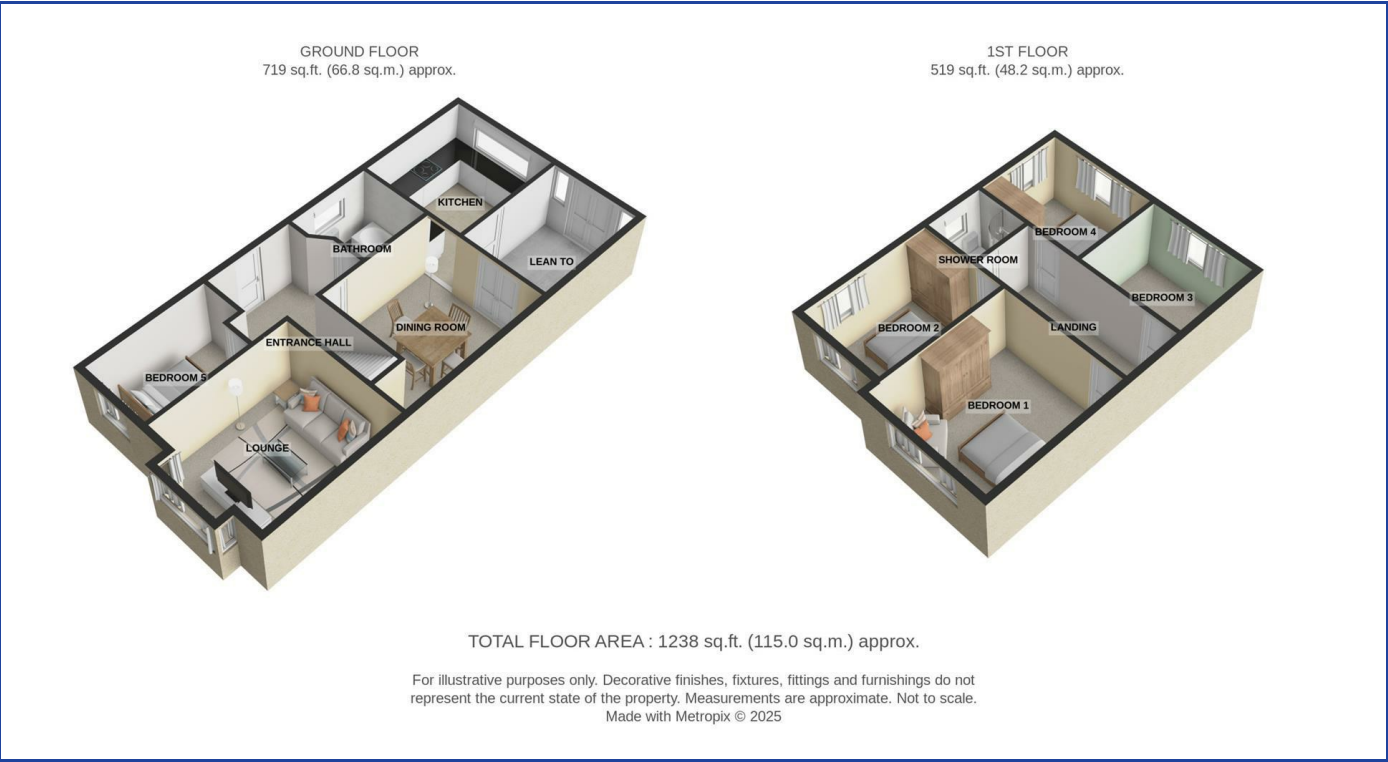


CHAIN FREE SALE Parris Residential are delighted to offer this five bedroom, two bathroom semi detached family house with detached garage and off street parking to the rear. The property is conveniently located literally on the doorstep of Crayford Station and just around the corner from the Crayford Retail Park. Benefits include double glazed windows, a gas central heating system, ground floor bathroom and first floor shower room. To the rear of the 68' approx rear garden is a 22' approx garage and a parking space both accessed via Heathview Avenue. The traditional fitted kitchen features a built in oven & hob plus built in fridge, freezer and integrated dishwasher. Your inspection is highly recommended.

EPC BAND E | Council Tax Band D | Freehold







Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 6'9 x 9'1 max (2.06m x 2.77m max)

lounge 14'5 inc bay x 11'7 (4.39m inc bay x 3.53m)

dining room 14'0 x 11'7 (4.27m x 3.53m)

kitchen 11'0 x 10'1 (3.35m x 3.07m)

lean to 11'3 x 8'3 (3.43m x 2.51m)

ground floor bathroom 9'8 max x 6'9 (2.95m max x 2.06m)

bedroom five - Ground floor 11'1 x 6'9 (3.38m x 2.06m)

landing

bedroom one 12'5 x 11'5 (3.78m x 3.48m)

bedroom two 11'8 x 8'5 (3.56m x 2.57m)

bedroom three 9'8 x 8'2 (2.95m x 2.49m)

bedroom four 10'3 x 7'8 (3.12m x 2.34m)

shower room 5'4 x 5'3 (1.63m x 1.60m)

rear garden 68' approx (20.73m approx)

detached garage to rear 22'4 x 9'0 (6.81m x 2.74m)

off street parking to rear

