



Guide Price £500,000

3 Bedroom Semi-Detached House for sale
5 Clayton Croft Road, Wilmington



EweMove
SALES AND LETTINGS



Overview

Guide Price £500,000 - £525,000 Welcome to this CHAIN Free - 3 Bedroom semi detached house situated in the desirable Wilmington area, ready to be made a home. Complete with 2 double bedrooms, 1 single bedroom, through lounge, conservatory, modern kitchen, driveway for off-street parking, garage and a large rear garden. All within catchment to some superb Grammar Schools, Wilmington and Dartford.



Key Features

- Call NOW 24/7 Or Go On Line To Book
- Gorgeous Family Home
- Within Catchment To All Local Grammar Schools
- Potential To Extend STPP
- Separate Garage To Rear
- Large S/E Facing Rear Garden







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As you step inside from of the driveway which is suitable for 2-3 cars you are greeted by a spacious entrance hall that looks right through to the rear of the house through the kitchen with light pouring through. The through lounge is located adjacent to the hall which again benefits from the light coming through from the rear of the house, here in the two reception rooms you have a space for dining and relaxing but if its space for a peaceful reading and relaxation then the conservatory is a great addition to this home. The kitchen is modern with integrated fridge, freezer, oven and hob and ready to be used, with lots of wall and base units, plenty of worktop space and door out to the rear garden.

Up to the first floor there is a bathroom with separate WC, 2 double bedrooms, on to the front and the other to the rear and the single bedroom large enough for a single bed, study or nursery.

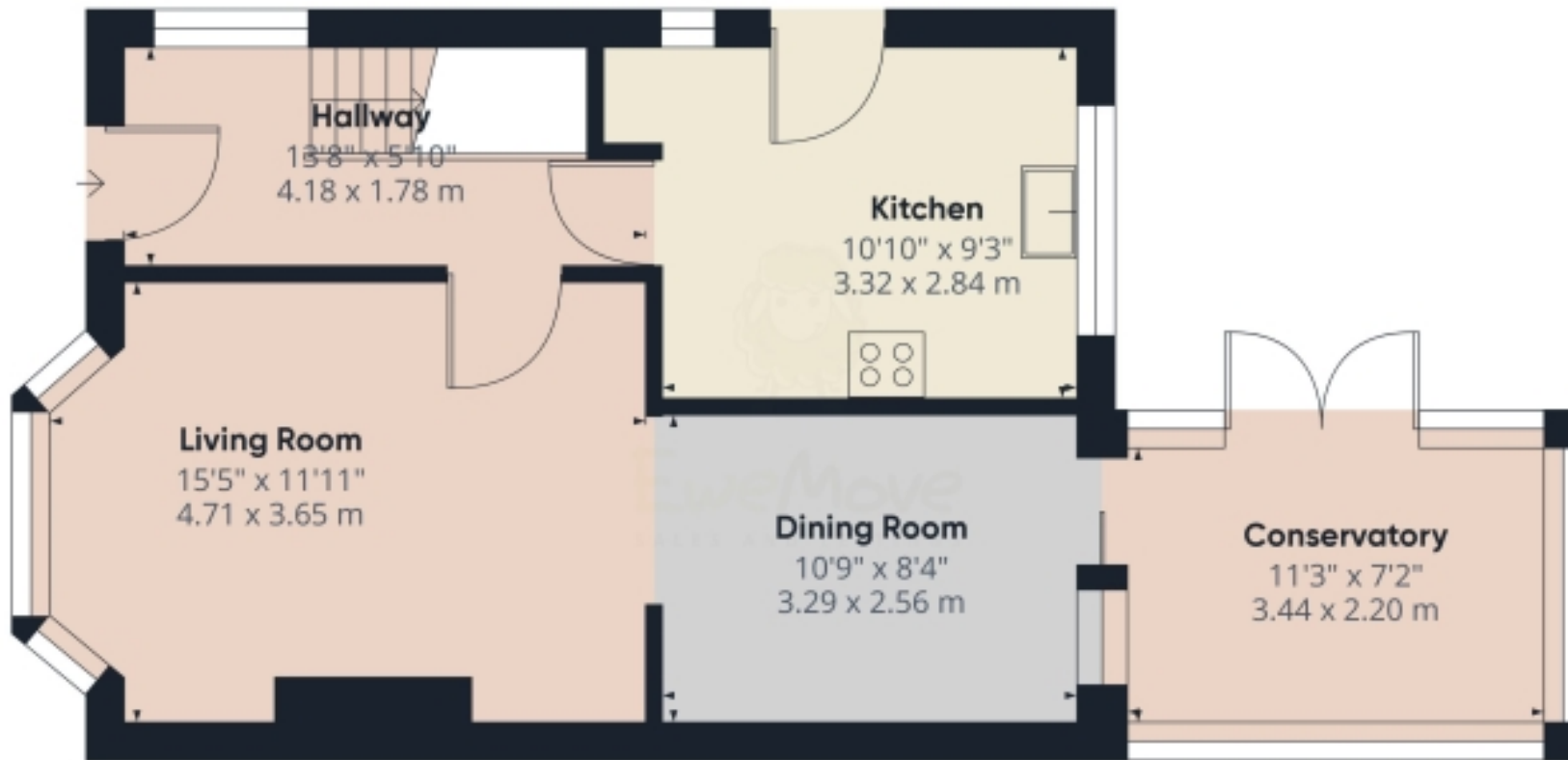
Out to the garden and you have a prefabricated garage perfect for storage and this garage houses a separate workshop or shed area. The garden is in need of some TLC in the sense of trimming back and reducing of some trees but we are informed that when you do, this garden is of a large footprint and fans outward from the rear to create a really great space to entertain at family/friend gatherings or letting the kids run off some steam.

The property is located 0.3 miles from Wilmington Grammar for girls and 0.4 miles from Wilmington Grammar for boys and similarly 1.1 miles from Dartford Grammar School for girls and 1.2 miles from Dartford Grammar School. It is surrounded by Ofsted rated "good" primary schools, an 8 minute drive to Crayford Main Line Station and stunning local parks and walks.

This property has been lived in and owned by the same family for over 40 years, it is the perfect home start, grow a family and we believe will prove very popular on the open market, don't delay and book your accompanied viewing slot today.



Floorplans



Approximate total area⁽¹⁾

557.15 ft²

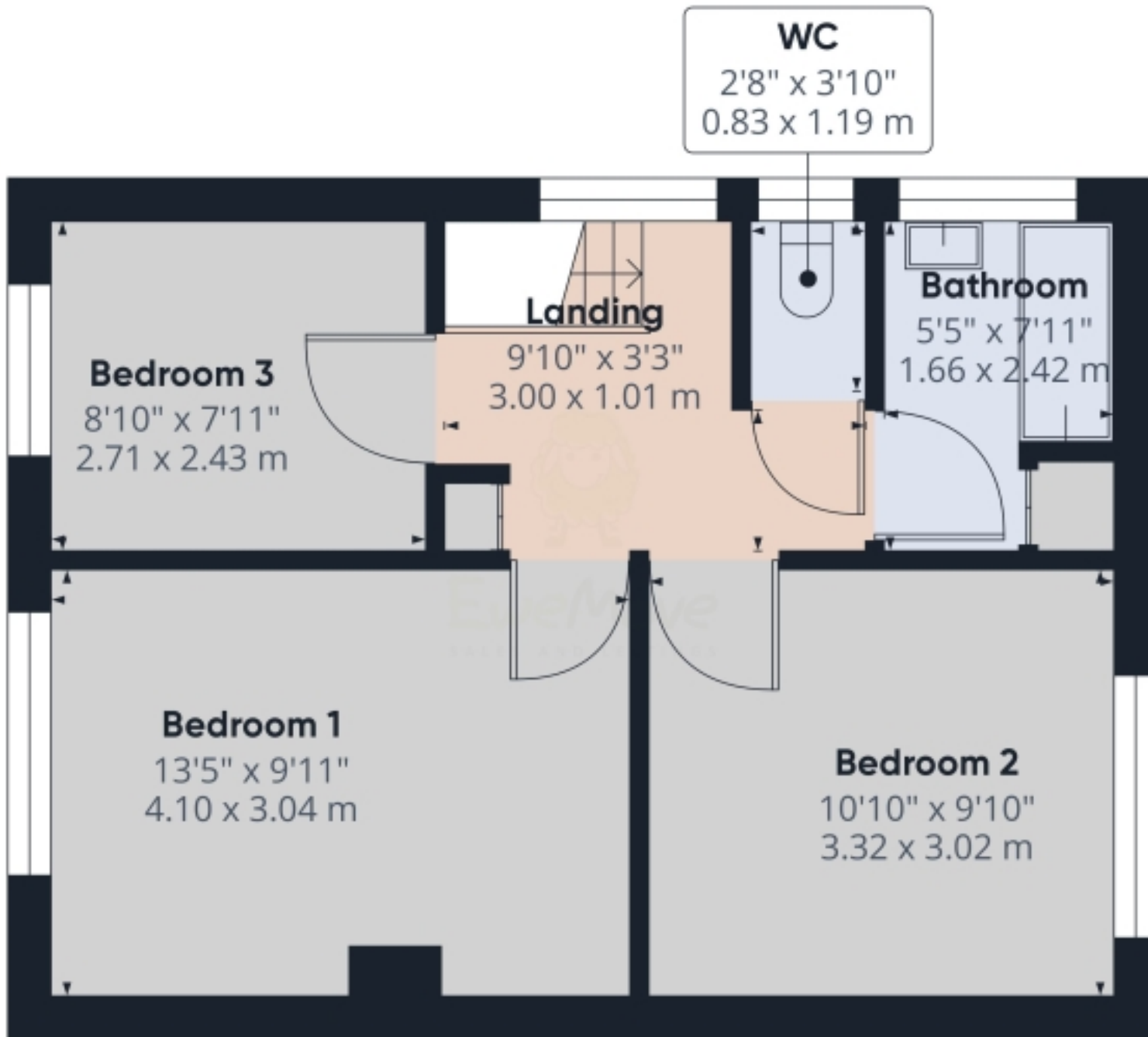
51.76 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFES360

Floorplans



Approximate total area⁽¹⁾
416.02 ft²
38.65 m²

(1) Excluding balconies and terraces

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Floorplans



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
 973.16 ft²
 90.41 m²

(1) Excluding balconies and terraces

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Marketed by EweMove Dartford & Greenhithe

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