



Ideal for family living and located on a popular road, is this four-bedroom, two-bathroom family home that has been tastefully extended, creating an open plan lounge/dining area. Additional benefits include a modern fitted kitchen and master bedroom with en-suite. There are a further three bedrooms, and a family bathroom. Externally the attractive rear garden provides a gravelled patio area and laid lawn with a summer house. To the front of the property is off road parking for two vehicles. Situated within close proximity of Crayford mainline station, offering fast and frequent connections into London. Additionally, the property resides within the catchment of some excellent local schools. We highly recommend your internal inspection.

ENTRANCE HALL

Timber laminate flooring, radiator.

LOUNGE/DINER 'L' SHAPED

6.71 x 3.2 (22'0" x 10'6")

Timber laminate flooring, three radiators, double glazed window to front, two sliding patio doors.

KITCHEN

3.33 x 2.49 (10'11" x 8'2")

Ceramic tiled flooring, double glazed window to front, range of base and wall units, inset oven and hob, plumbed for washing machine, wall mounted gas fired boiler.

DOWNSTAIRS BATHROOM

Ceramic tiled flooring, radiator, panelled bath with shower, wash hand basin, low level WC.

LANDING

Carpet, access to loft.

BEDROOM

2.92 x 2.72 (9'7" x 8'11")

Carpet, radiator, double glazed window to front.

ENSUITE SHOWER ROOM

Vinyl flooring, double glazed window to side, heated towel rail, wash hand basin to vanity unit, low level WC.

BEDROOM

3.94 x 3.23 (12'11" x 10'7")

Carpet, radiator, double glazed window to front.

BEDROOM

3.33 x 3.05 (10'11" x 10'0")

Carpet, radiator, double glazed window to rear.

BEDROOM

2.31 x 2.18 (7'7" x 7'2")

Timber laminate flooring, radiator, double glazed window to rear.

GARDEN

Gravelled patio area, mainly laid to lawn, selection of plants, timber outbuilding.

PARKING

Paved drive for two cars.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	79
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.