



Guide Price £400,000 to £425,000 - Presented to the market chain-free, this excellently positioned semi-detached residence offers easy access to all essential amenities. Featuring a traditional family home arrangement, it enjoys a flexible garden encompassing the property and a single garage with a parking space directly in front. Situated on Crayford High Street, every necessity is within reach, from supermarkets to welcoming pubs, and convenient bus routes to train stations, ensuring a lifestyle of convenience.

Porch

Entrance Hall

1.81m x 4.47m (5'11" x 14'7")

Lounge

3.38m x 4.19m (11'1" x 13'8")

Dining Room

3.12m x 3.88m (10'2" x 12'8")

Kitchen

2.03m x 2.94m (6'7" x 9'7")

First Floor Landing

2.08m x 3.21m (6'9" x 10'6")

Bedroom One

3.14m x 4.32m (10'3" x 14'2")

Bedroom Two

3.14m x 3.88m (10'3" x 12'8")

Bedroom Three

2.09m x 2.42m (6'10" x 7'11")

Shower Room

1.65m x 2.05m (5'4" x 6'8")

Seperate W/C

Garden

Single Garage located at the back of the rear garden.

Additional Information

Council: Bexley

Parking: One off-street parking space in front of the single garage. On-street parking: Resident and business permit holders only (E) - Monday to Friday - 9.00 am to 11.00 am
Please visit the Bexley Council website for further information and associated costs.

Heating: Gas Boiler

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.