



Located just a short walk from Crayford High Street and its abundance of transport links and amenities, Green Walk is a fantastic residential road that appeals to first-time buyers and families alike. This extended terrace house offers everything you could need. On the ground floor, there is a 4-piece family bathroom, utility room, and an open-plan, sociable kitchen, and dining area. Upstairs, there are three well-positioned bedrooms, with an en-suite serving bedroom one.

Viewings are highly recommended to fully appreciate this property.

Entrance Hall
1.71m x 4.11m (5'7" x 13'5")

Lounge Area
3.40m x 3.01m (11'1" x 9'10")

Kitchen/Diner
3.32m x 6.59m (10'10" x 21'7")

Utility Room
1.57m x 1.91m (5'1" x 6'3")

Downstairs Bathroom
1.79m x 3.24m (5'10" x 10'7")
4-Piece Bathroom Suite

First Floor Landing
1.36m x 0.90m (4'5" x 2'11")

Bedroom One
3.64m x 3.04m (11'11" x 9'11")

En-Suite Shower Room
1.69m x 1.87m (5'6" x 6'1")

Bedroom Two
2.55m x 4.25m (8'4" x 13'11")

Bedroom Three
2.53m x 3.25m (8'3" x 10'7")

Garden
32ft South Facing Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.