



Crayford Way, Dartford, DA1 4LS  
Guide price £350,000 - £375,000 Freehold

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Guide Price £350,000 - £375,000. The Homes Group are delighted to present to the market this three bedroom end of terrace home that benefits from a private driveway and a detached garage plus being offered with no forward chain located in Crayford.

The accommodation comprises of a 15'5 x 11'4 living room, a 15'5 x 10'1 Kitchen and a cloakroom on the ground floor. Upstairs there are three bedrooms and the bathroom.

There is a driveway to the side for at least one vehicle that leads to the detached garage at the rear of the property. The garden to the rear measures 50'.

### Entrance Hall

### Living Room

15'5 x 11'4 (4.70m x 3.45m)

### Kitchen

15'5 x 10'1 (4.70m x 3.07m)

### Lobby

### Ground Floor Cloakroom

### Landing

### Bedroom One

11'4 x 10'1 (3.45m x 3.07m)

### Bedroom Two

10'1 x 10' (3.07m x 3.05m)

### Bedroom Three

8'4 x 8'1 (2.54m x 2.46m)

### First Floor Bathroom

8' x 6'10 (2.44m x 2.08m)

### Rear Garden

50' (15.24m)

### Detached Garage

### Driveway

### Tenure - Freehold

### Council Tax - Band C



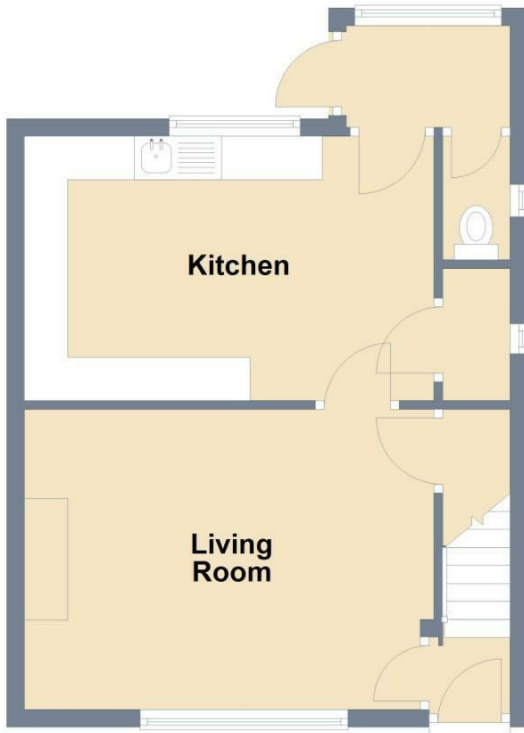






## Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)

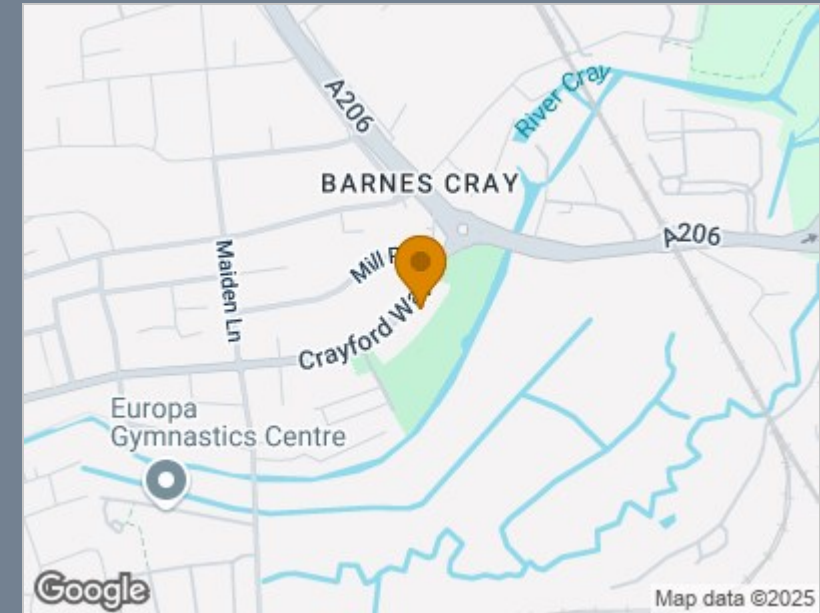



## First Floor

Approx. 36.8 sq. metres (396.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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