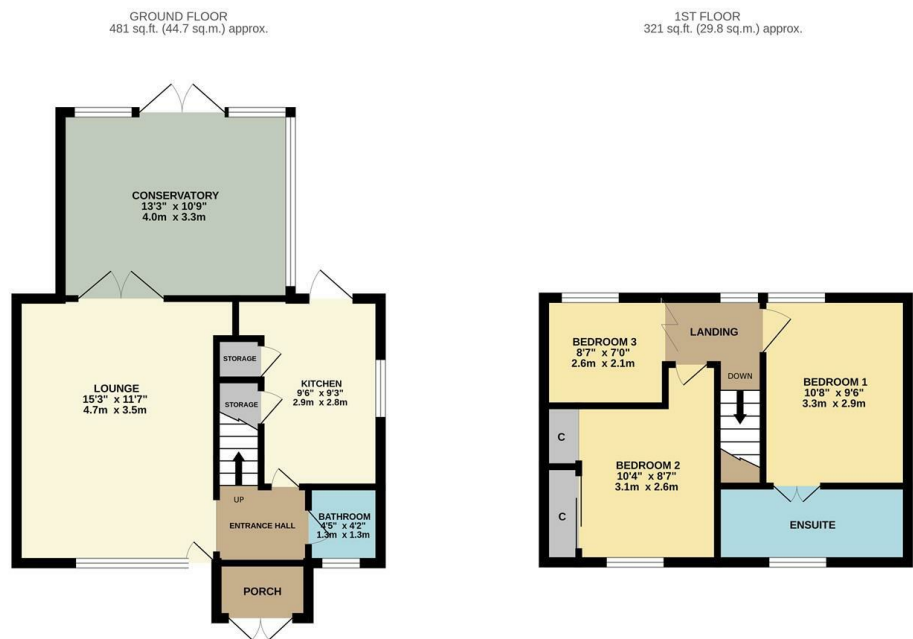


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Welcome to your charming new home nestled in a serene cul-de-sac! This delightful semi-detached house boasts three cozy bedrooms, ensuring ample space for relaxation and rest. With parking available for approximately four vehicles both at the front and down the side, convenience meets practicality seamlessly.

Enjoy the tranquility of your conservatory overlooking the rear garden, perfect for basking in natural light or hosting intimate gatherings. The convenience of a downstairs bathroom and an en suite shower room enhances daily living, providing both functionality and luxury.

Situated close to Crayford town center and station, as well as nearby schools, this property offers the ideal blend of suburban serenity and urban accessibility. Embrace the convenience of shopping, dining, and commuting, all within easy reach of your peaceful retreat. Don't miss the opportunity to make this wonderful house your new home sweet home!

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

MOUNT ROAD

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- 3 BEDROOM SEMI DETACHED
- QUIET CUL DE SAC
- PARKING DOWN THE SIDE AND THE FRONT FOR APPROX 4 VEHICLES
- DOWNSTAIRS BATHROOM AND EN SUITE SHOWER ROOM
- CLOSE TO CRAYFORD TOWN CENTRE/STATION/SCHOOLS
- LARGE REAR GARDEN
- EPC D
- 802 SQ FT
- COUNCIL TAX BAND C

