

Lot 41

**144 Thames Road, Crayford,
Dartford, Kent, DA1 4NJ**

**By order of a major
housing association**



All enquiries Ref: Brian Grante



- **Freehold semi-detached house with outbuilding**
- **Further potential**
- **Full vacant possession**

Location:

Situated within Thames Road, located off Crayford Way, well positioned for the amenities of Crayford, Dartford and Bexley. Transport options include road links via the A2 or M25, local bus routes and Crayford, Slade Green or Dartford rail stations.

Accommodation (approx. 107m²/1,149 sq ft inc out building):

First floor: Three bedrooms, shower room/WC

Ground floor: Entrance hall, reception room, dining room, kitchen, utility room, cloakroom/WC

Outside: Front parking and rear garden, rear out building

EPC rating:

To be advised

Council Tax Band: B

Potential:

The property may be suitable for a rear extension or loft/mansard conversion for additional accommodation – subject to all consents where necessary.

Tenure:

Freehold (some estate service charges may apply – please refer to legal pack)

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

