



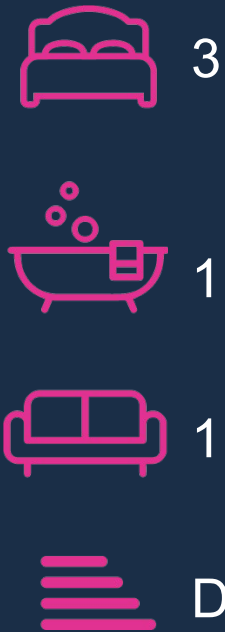
Three bedroom
semi detached
house in
Crockenhill

£515,000




Hazell Holland
SALES & LETTINGS

37 Daltons Road
Crockenhill
Kent
BR8 8EN



Entrance Porch

Part double glazed UPVC porch door with Georgian style double glazed window to front. Wooden flooring. Storage cupboard housing boiler.

Entrance Hall

Opaque part glazed wooden entrance door. Double glazed Georgian style window to side. Oak wood flooring. Coved ceiling. Radiator.

Through Lounge

24'0 x 15'9 narrowing to 12'1

Double glazed Georgian style window to front and double glazed Georgian style window to side with window seat. Log burner. Coved ceiling. Two radiators. Door to cloakroom. Oak wood flooring. Part glazed double doors to kitchen/breakfast room.

Kitchen/Breakfast Room

18'9 x 10'2

Two double glazed Georgian style windows to rear and double glazed Georgian style double doors to garden. Range of fitted wall and base units with work surfaces over. Breakfast bar area. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Plumbing for washing machine and dish washer. Space for American fridge/freezer and range cooker. Tiled flooring. Wall mounted air conditioning unit.

Ground Floor Cloakroom

7' x 3'1

Opaque double glazed Georgian style window to side. Low level wc. Wall hung wash hand basin with vanity unit under. Heated towel rail.

Landing

Double glazed Georgian style window to side. carpet. Coved ceiling Access to loft.

Bedroom One

12'0 x 10'5 to wardrobes

Double glazed Georgian style window to front. Radiator.

Carpet. Cast iron feature fireplace. Fitted wardrobes to alcoves. Coved ceiling.

Bedroom Two

13' x 11'4

Double glazed Georgian style window to rear. Carpet. Coved ceiling. Fitted wardrobes to alcoves with chest of drawers.

Bedroom Three

8'4 x 7'3

Double glazed Georgian style window to front. Carpet. Coved ceiling. Radiator.

Bathroom

6' x 5'9

Opaque double glazed Georgian style window to rear. Three piece white suite comprising: Panelled bath with bath filler, mixer shower over and screen, wash hand basin with vanity unit under and low level wc. Ceramic tiled flooring. Tiled walls. Coved ceiling. Heated towel rail

Rear Garden

102' x 5'

Spacious patio area leading to mainly laid to lawn garden. Fenced. Outside tap. Gated side access.

Rear Garden

102' x 51'

Spacious patio area leading to mainly laid to lawn garden. Fenced. Outside tap. Gated side access.

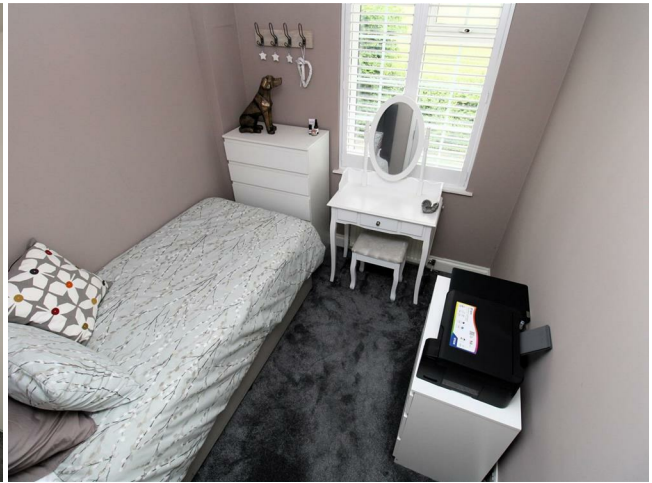
Outbuilding

23' x 13'

Currently used as a gym/workshop. Part glazed double doors and windows to front and side. Power and light. Wood laminate flooring.

Off Street Parking

Block paved drive providing parking for 3/4 vehicles.

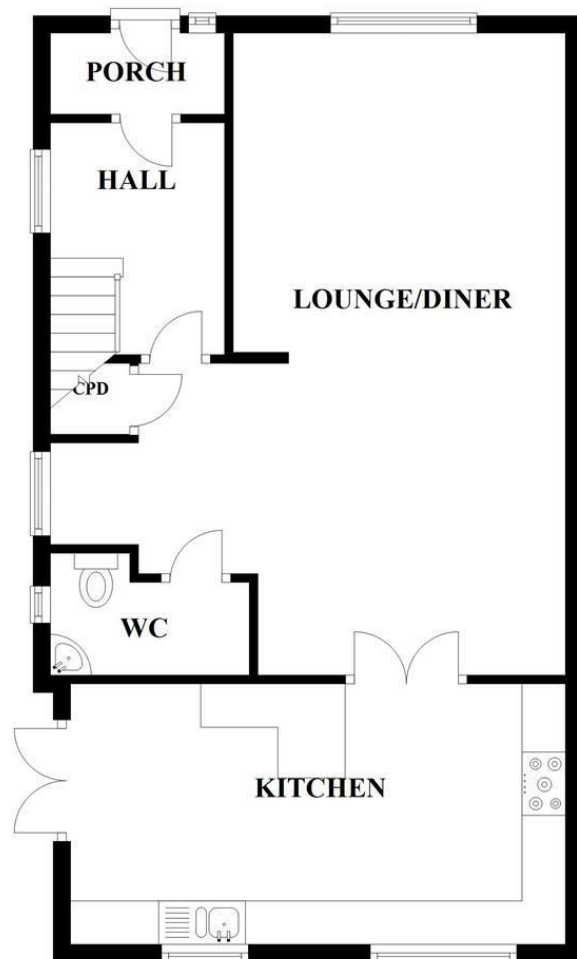






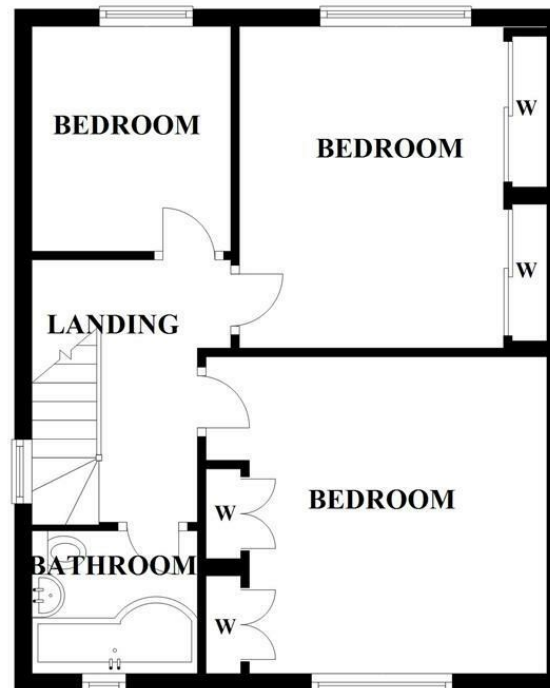
GROUND FLOOR

APPROX. 61.6 SQ. METRES (663.2 SQ. FEET)

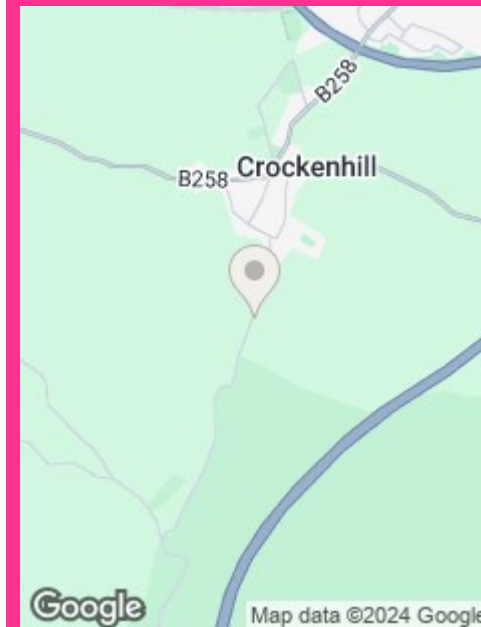
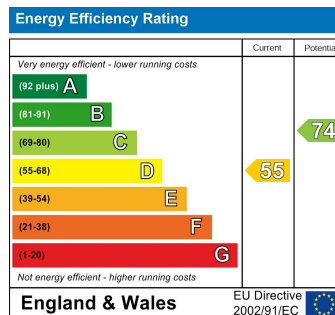


FIRST FLOOR

APPROX. 44.7 SQ. METRES (480.8 SQ. FEET)



TOTAL AREA: APPROX. 106.3 SQ. METRES (1144.0 SQ. FEET)



CONTACT

2 Cornelia Place
Erith
Kent
DA8 1RU

E: info@hazell-holland.co.uk
T: 01322 907907
www.hazell-holland.co.uk

