



**Stunning dormer
extended four
bedroom ideal family
home within walking
distance to Crayford
town centre, station,
schools and
amenities. A must
view.**

£575,000



Hazell Holland
SALES & LETTINGS

Iron Mill Lane
Crayford
Kent
DA1 4RW



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Entrance Hall

Double glazed entrance door with two double glazed opaque windows to side. Laminate wood flooring. Coved ceiling. Radiator. Built-in storage cupboard.

Lounge

17'3 x 12'5 (5.26m x 3.78m)
Double glazed french doors leading to garden with double glazed windows to side. Laminate wood floor. coved ceiling. Rose centre. Double radiator. Fitted cupboards with fitted shelves.

L-Shape Kitchen/Diner

17' x 16'3 x 9'8 x 7'3 (5.18m x 4.95m x 2.95m x 2.21m)
Two double glazed windows to front. Tiled floor. Double radiator. Sink unit with mixer tap. Range of wall and base units with built-in double oven, hob, extractor fan and microwave and integrated fridge freezer, washing machine and dish washer.

First Floor Landing

Carpet. Radiator.

Bedroom Two

14'7 x 12'7 to wardrobe (4.45m x 3.84m to wardrobe)
Double glazed window to rear with views over Crayford. Carpet. Coved ceiling. Double radiator. Fitted wardrobe.

Bedroom Three

10'2 x 9'8 (3.10m x 2.95m)
Double glazed window to front. Carpet. Coved ceiling. Double radiator.

Bedroom Four

9'7 x 7'1 (2.92m x 2.16m)
Double glazed window to front. Carpet. Coved ceiling. Double radiator.

Second Floor Landing

Double glazed sky light. Carpet. Built-in eaves cupboard.

Master Bedroom

14'8 x 11'8 (4.47m x 3.56m)
Double glazed window to rear with a great view over Crayford. Carpet. Double radiator.

En-suite Shower Room

8' x 5'3 (2.44m x 1.60m)
Double glazed sky light. Tiled floor. Tiled walls. Vanity hand wash basin. Low level wc. Double shower cubicle. Chrome heated towel rail.

Garden

65' x 31' (19.81m x 9.45m)
Paved patio area. Steps down to laid lawn area. Two sheds. Side access.

Garage

21' x 7'9 (6.40m x 2.36m)
Up and Over door. Power and light. Inspection pit. Two windows to rear. Access to garden.

Driveway

Providing off street parking for several vehicles.



Hazell Holland offers this dormer extended family home located in the popular area of Iron Mill Lane, Crayford,. This stunning semi-detached house spanning an impressive 1,195 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home. The master bedroom features the added luxury of an en-suite shower room, ensuring privacy and ease for the homeowners.

The heart of the home is undoubtedly the spacious L-shaped kitchen/diner, measuring 17', which provides an excellent space for family gatherings and entertaining guests. The 21' lounge offers a welcoming atmosphere overlooking the garden, perfect for relaxation after a long day.

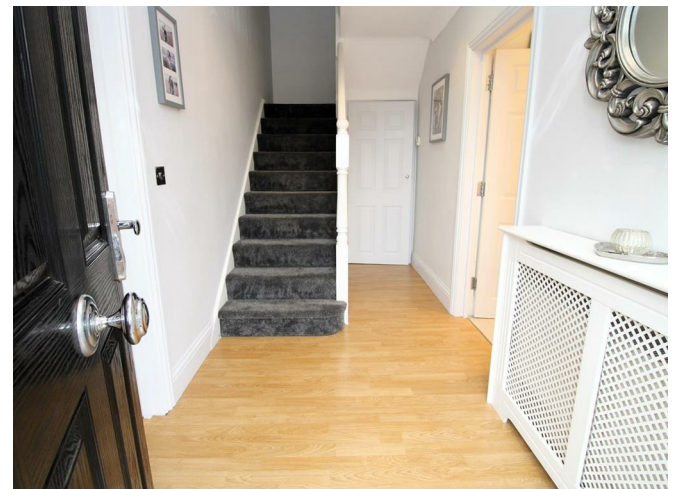
This property is not only about the interior; it also offers stunning views over Crayford, allowing you to enjoy the beauty of the surrounding area. The location is exceptionally convenient, with the town centre, Sainsbury's, and public transport options, including the train station and bus routes, all within easy walkable reach. Families will appreciate the proximity to local schools, making morning routines a breeze.

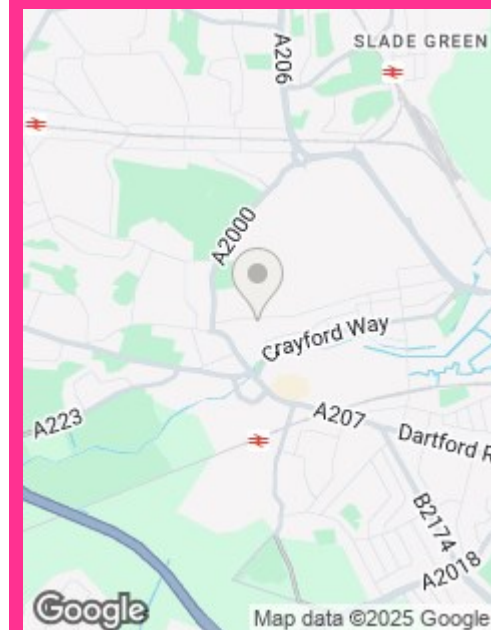
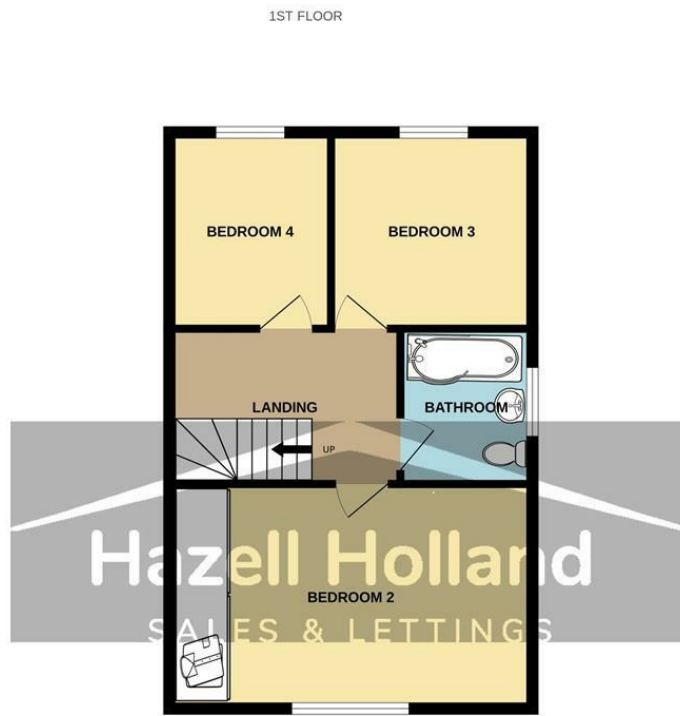
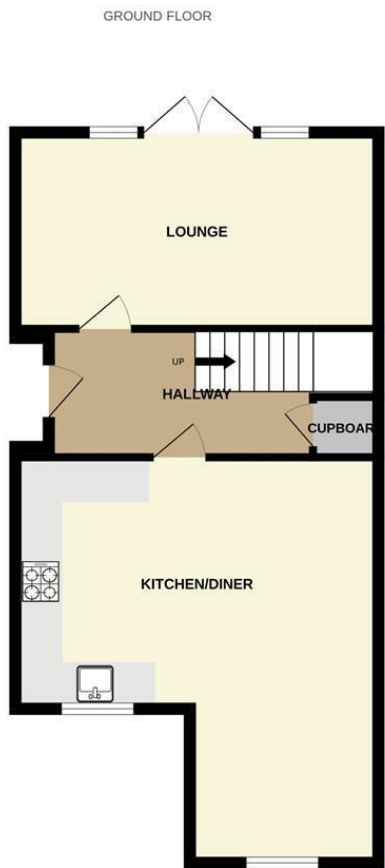


Additionally, the property features a garage and a private drive that can accommodate several vehicles, providing ample parking space for residents and visitors alike. Built in 1965, this home combines classic charm with modern living, making it a wonderful opportunity for those seeking a new place to call home in Crayford. Don't miss the chance to view this delightful property and experience all it has to offer.



Iron Mill Lane Crayford Kent DA1 4RW





CONTACT

2 Cornelia Place
Erith
Kent
DA8 1RU

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

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