



**Price**  
**£475,000**

**Freehold**

4x  1x  2x 

**Heathview Avenue,  
Crayford, Kent, DA1**

*Wards*  
Helping you move forwards



## Main features

- Extended spacious end of terrace house
- Excellent school catchment area
- Handy driveway and garage / workshop
- Tiered rear garden
- Short distance from the main Crayford High Street and mainline railway station

## Accommodation

### SPLIT LEVEL GROUND FLOOR

- Entrance Hallway
- Lounge: 12'8 x 10'6 (3.86m x 3.20m)
- Dining Area: 10'9 x 10'2 (3.28m x 3.10m)
- Sitting Area: 9'5 x 5'8 (2.87m x 1.73m)
- Kitchen/Breakfast Area: 12'7 x 7'7 (3.84m x 2.31m)
- Cloakroom

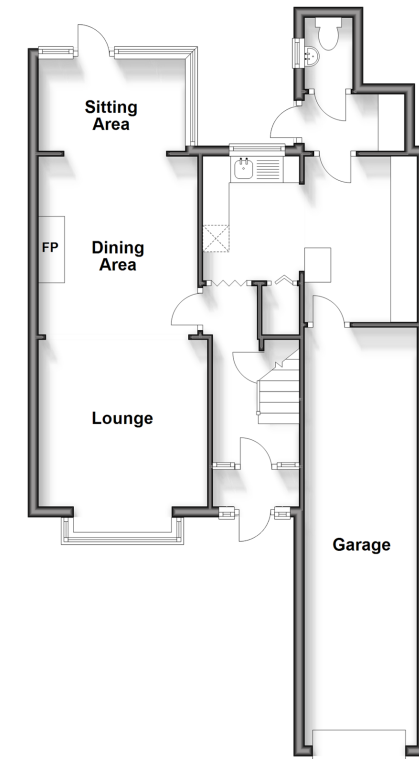
### SPLIT LEVEL FIRST FLOOR

- Landing
- Bedroom 1: 13'4 x 10'6 (4.07m x 3.20m)
- Bedroom 2: 13'2 x 7'9 (4.02m x 2.36m)
- Shower Room: 5'5 x 5'4 (1.65m x 1.63m)
- Bathroom: 7'9 x 5'7 (2.36m x 1.70m)
- Bedroom 3: 10'7 x 10'7 (3.23m x 3.23m)
- Bedroom 4: 7'5 x 6'1 (2.26m x 1.86m)

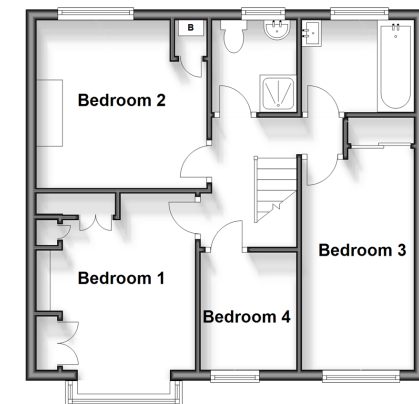
### OUTSIDE

- Driveway
- Garage
- Rear Garden

**Split Level Ground Floor**  
Approx. 66.3 sq. metres (714.0 sq. feet)



**Split Level First Floor**  
Approx. 48.0 sq. metres (516.4 sq. feet)



**Call Dartford - 01322 288211 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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