



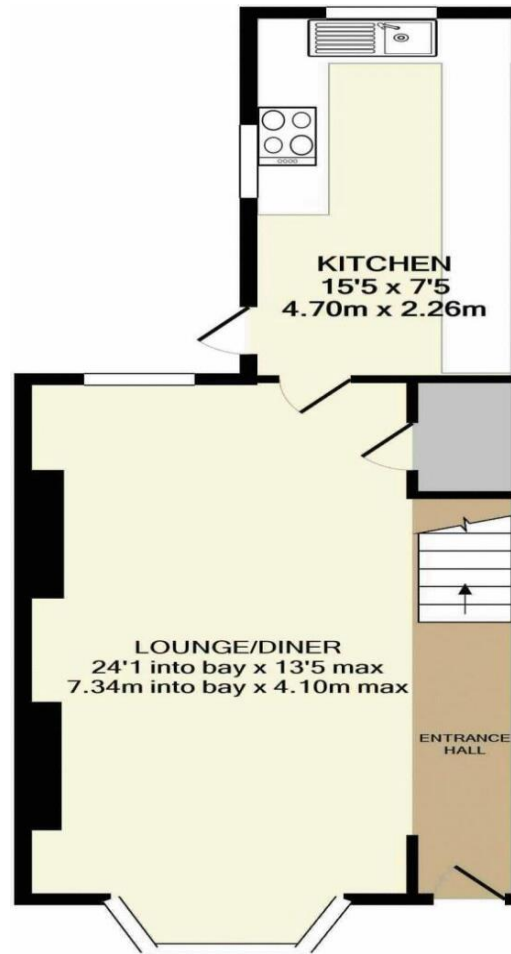
STATION ROAD CRAYFORD DARTFORD
DA1 3QG
Guide Price £390,000 - £410,000 | Freehold



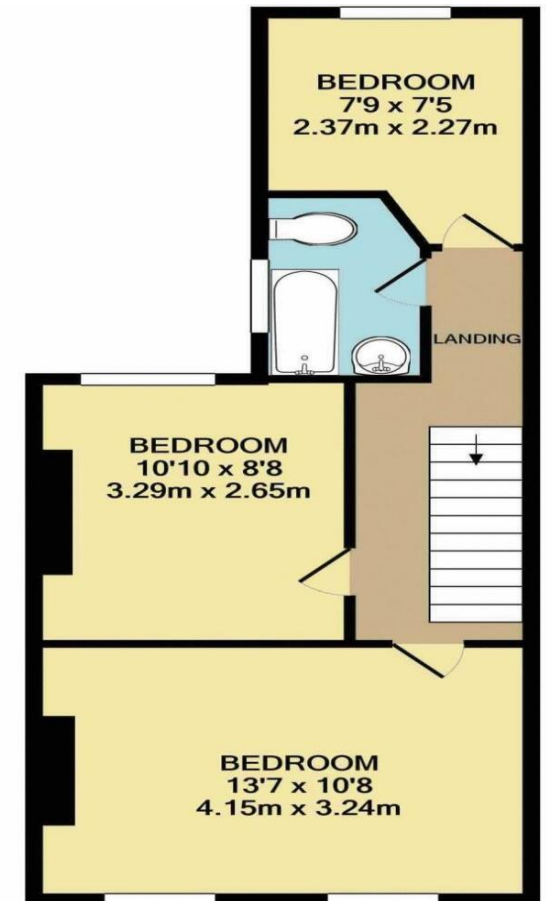
Offered chain free, is this well presented three bedroom period house, located just a short walk from Crayford Station, local shops, popular schools and all other transport links. An ideal first time buy, the property offers spacious living accommodation comprising of entrance hall, one reception room and a large fitted kitchen. To the first floor there is a modern bathroom and three bedrooms. In addition, benefits to note include double glazing, off street parking, secluded rear garden and gas central heating. Viewing is a must to fully appreciate this superb home.

Local Authority: Bexley
Council Tax Band: C

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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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