

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Location, Location, Location...
Crayford Way, Crayford

Offers in the Region of £315,000
FREEHOLD

Wisdom Estates are excited to welcome to the market this lovingly maintained, and well-presented 2 Bedroom Mid-Terraced Family Home. Set within the highly sought-after vicinity of Crayford Town Centre this properties excellent location means it benefits from the nearby train station, schools, and local amenities. The property itself boasts large living accommodation throughout, and a peaceful rear garden which overlooks the River Cray. Highly recommended for those seeking a home to move straight into. EPC Rating 63 D

FEATURES INCLUDE:

- 2 Double-Bedroom Home**
- Close to Local Schools & Amenities**
- 0.7 Miles to Crayford Station**
- Large Living Accommodation**
- Views Across River Cray to rear**
- Perfect Starter Home**

REF: 11156

01322 272 144
www.Wisdom-Estates.co.uk

The accommodation comprises:

ENTRANCE HALL The Entrance Hall presents you with the welcome you would expect and boasts an array of features. Comprising a double glazed feature front door with accompanying window to front, a wall-mounted radiator, stairs to the first floor landing (with under-stair storage), as well as a tile-effect flooring laid throughout.

KITCHEN / DINER 16' 5" x 13' 8" (5m x 4.17m) The Kitchen / Diner is of an open-plan design to ensure the maximum use of space. A double-glazed window, and patio door to rear provide bountiful natural light throughout, whilst a contemporary range of matching wall and base units with worktops over, and a centre island provide all the storage space you need. Further benefiting from an integrated cooker, a sink and drainer unit, alongside a feature fireplace.

FAMILY ROOM 11' 2" x 9' 7" (3.4m x 2.92m) The Family-Room is the perfect space in which to unwind with loved ones. Boasting a large double-glazed window to front, a wall-mounted radiator, and a plush fitted carpet for warmth and comfort.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, and access into the loft via a hatch.

MASTER BEDROOM 13' 8" x 12' 5" (4.17m x 3.78m) This spacious and well presented Master Bedroom benefits from a large double-glazed window to front, a wall-mounted radiator, a sumptuous fitted carpet, built-in wardrobes, as well as a large over-stair cupboard for further storage.

BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.2m) Bedroom Two is again of generous proportions and encompasses a large double-glazed window to rear, a storage cupboard, a wall-mounted radiator, a fitted carpet throughout and an original feature fire place.

BATHROOM 7' 5" x 5' 6" (2.26m x 1.68m) The Bathroom offers easy to maintain facilities. Benefiting from a 3-piece suite comprising of; a 'P' shaped bath (with wall mounted shower & screen), a low level W/C, and a hand-wash basin. Providing the finishing touches to this Bathroom is the double-glazed window to rear, a heated towel rail, as well as fully tiled walls and flooring.

GARDEN The easy to maintain and picturesque Rear Garden is the ideal space in which to make the most of your peaceful surroundings. Backing onto the River Cray, the garden further boasts a large decked area for seating, and astro-turf lawn.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Dartford – 01322 272 144
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