

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Amazing Starter Home...
Green Walk, Crayford

Offers in the Region of £375,000
FREEHOLD

Chain-Free and welcomed to the market is this well-presented, Two Bedroom Mid-Terrace Home. Boasting spacious living accommodation throughout, a delightful private rear garden, an external downstairs cloakroom, and a driveway to front, this property further benefits from it's fantastic location. Located just 0.8 Miles to Crayford Train Station and other nearby amenities, this perfect starter home comes highly recommended. EPC Rating 72 C

FEATURES INCLUDE:

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|--|---|
| ☒ Two Bedroom Terrace | ☒ Sunny Rear Garden |
| ☒ Chain-Free | ☒ Perfect Starter Home |
| ☒ 0.8 Miles to Crayford Train Station | ☒ Close to Local Schools & Amenities |

REF: 11527

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The accommodation comprises:

PORCH The Porch acts as a natural divide and provides a delightful welcome via the double-glazed feature front door.

ENTRANCE HALL Entering through the double-glazed feature front door you will start to feel at home. Comprising of a wall-mounted radiator, stairs to the first floor landing (with under-stair storage), alongside durable wood-laminate flooring.

FAMILY ROOM 13' 4" x 11' (4.06m x 3.35m) A large double-glazed window to front ensures the family-room is bright and airy. Warmth and comfort are provided by the wall-mounted radiator and fitted carpet.

KITCHEN / DINER 16' 8" x 11' 4" (5.08m x 3.45m) The Kitchen / Diner is of generous proportions and benefits ample natural light via the two double-glazed windows and patio door to rear. The Kitchen boasts an array of matching wall and base units (with worktops over), a sink and drainer unit, as well as integrated appliances to include; a washing machine, dishwasher, tumble-dryer, and 5 ring gas cooker oven (with over-head extractor). There is ample space for further appliances, as well as a table and chairs. A wall-mounted radiator and wood-laminate flooring provide the finishing touches.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet as well as access to the part-boarded, fully insulated loft space.

MASTER BEDROOM 17' x 13' 5" (5.18m x 4.09m) The Master Bedroom encompasses a double-glazed window to rear, a wall-mounted radiator, a fitted carpet, alongside space for a range of bedroom furniture.

BEDROOM TWO 10' 7" x 8' 5" (3.23m x 2.57m) Bedroom Two offers delightful views across the garden via the double-glazed window to rear, and further benefits from a wall-mounted radiator and a fitted carpet.

FAMILY BATHROOM 10' 6" x 8' 4" (3.2m x 2.54m) The Family Bathroom is of a sleek and stylish design. Comprising a double-glazed window to rear, a wall-mounted, and a 4 piece suite to include; a low-level W/C, a hand-wash basin, a bath, and a large walk-in shower. Part-tiled walls, and fully-tiled flooring allow for effortless upkeep.

GARDEN The Sunny Rear Garden has been well-landscaped and compliments this property and provides an outside space for all to enjoy. A large decked area welcomes you out from the Kitchen / Diner, whilst steps lead up to the shingled flowerbed, a lawned area, and a further decked seating area.

EXTERNAL CLOAKROOM A handy bonus is this external cloakroom! Comprising a double-glazed window to rear, a low-level W/C, and a fitted carpet.

DRIVEWAY The block-paved driveway offers ample off street parking.

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.

