



10 Auction Place, Maiden Lane, Crayford DA1 4GN
Guide Price £450,000 - £460,000



Guide Price £450,000-£460,000 Situated in a small development built in 2022 is this spacious 3 bedroom home arranged over 3 levels and conveniently situated for all local amenities. The very light and modern layout comprises of a main entrance, downstairs WC and a spacious reception room which leads to a fully fitted kitchen with dining area, with access to a court yard garden. To the first floor there are 2 good size bedrooms, one with fitted wardrobes and a modern family bathroom, and to the 2nd floor a spacious master bedroom with storage and an ensuite shower room. Other features to note includes gas central heating, double glazing, 2 parking spaces (numbered 15 & 22) one covered and the other with a EV charger point, solar panels and a 12 year NHBC warranty. A very tranquil location with an open aspect and river to the rear, your early viewing of this lovely home is highly recommended as soon as possible.
 Service Charge: £37.93 per month for the upkeep and maintenance of the communal areas.

Local Authority: London Borough of Bexley
 Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

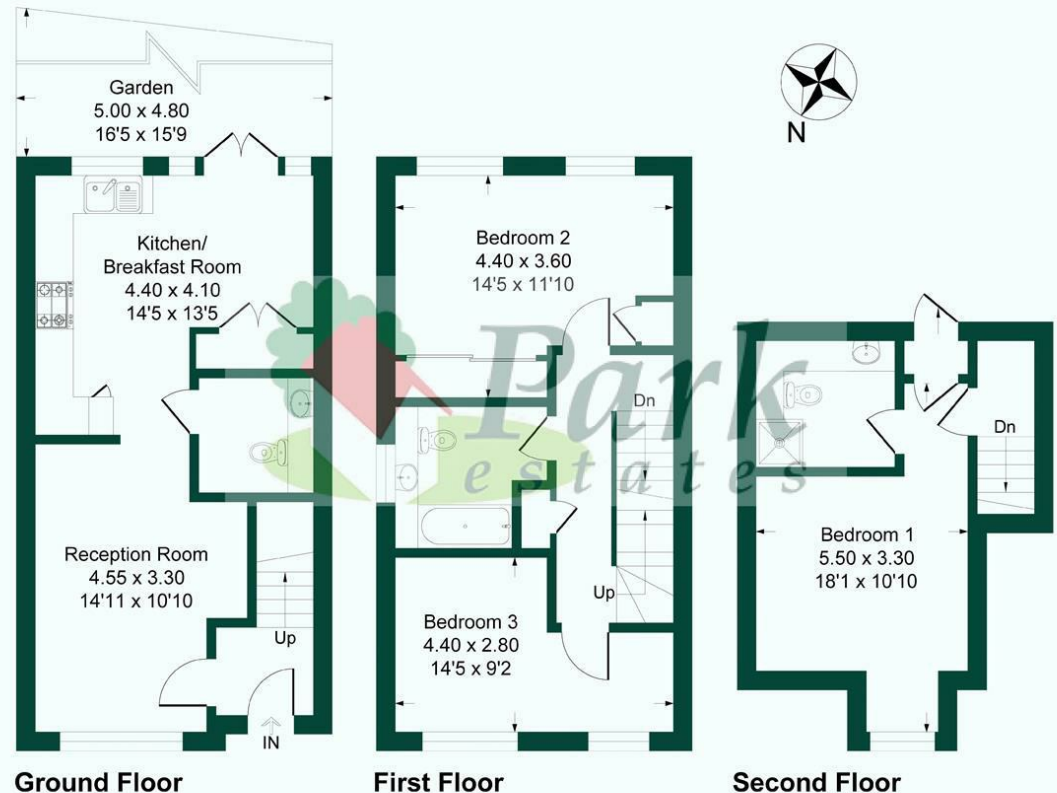
01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
 www.parkestates.co.uk

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Approximate Gross Internal Area = 98.4 sq m / 1060 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

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