



Hazell Holland

No chain ideal first time/family purchase three bedroom home in a popular cul de sac within convenient distance of Slade Green parade, zone 6 station with links to Abbey Wood's Elizabeth line, transport links and schools. Features include a 16ft lounge, dining area, fitted kitchen, first floor bathroom, and a private rear garden. Providing the opportunity to add your own improvements/modernisation. This property is a must view.

Guide price £350,000 to £365,000



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SALES & LETTINGS

Leycroft Gardens
Slade Green
Kent
DA8 2PA



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Entrance Hall

Hardwood leaded light entrance door. Laminate wood floor.
Double radiator

Lounge

16'7 x 12'3 (5.05m x 3.73m)
Bay window to front. Laminate wood floor. Coved ceiling.
Double radiators. Understairs storage heater.

Dining Area

10'7 x 7'6 (3.23m x 2.29m)
Double glazed patio door leading to garden. Laminate wood floor. Radiator.

Kitchen

10'6 x 7'3 (3.20m x 2.21m)
Double glazed window to side. Double glazed door leading to garden. Tiled floor. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units Boiler cupboard. Plumbing for washing machine.

Landing

Laminate wood floor. Access to loft.

Bathroom

8'2 x 5'3 (2.49m x 1.60m)
Double glazed opaque window to rear. Tiled walls. Tiled floor. Radiator. Low level w.c. Panel bath with mixer tap. Pedestal hand wash basin.

Bedroom One

12'5 x 9' (3.78m x 2.74m)
Double glazed window to front. Laminate wood floor. Radiator. Built-in storage cupboard.

Bedroom Two

11'10 x 9'7 (3.61m x 2.92m)
Double glazed window to rear. Laminate wood floor. Radiator.

Bedroom Three

10' x 6'2 (3.05m x 1.88m)
Double glazed window too front. Laminate wood floor. Radiator. Built-in storage cupboard.

Garden

25' x 15' (7.62m x 4.57m)
Paved area. Flower beds. Rear access.



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****Guide Price £350,000 - £365,000**** Hazell Holland offers this mid-terrace home located in the popular cu de sac of Leycroft Gardens, Slade Green. Built in 1971 and offering 786 sq ft of comfortable living space, this property is an excellent choice for first-time buyers, commuters, or small families seeking convenience and value.

The ground floor features a 16ft lounge provides a generous space to relax after a busy day, while the 10' dining area is ideal for family meals. The layout flows naturally, offering a welcoming feel throughout. Upstairs, you'll find three well-proportioned bedrooms and a bathroom. The rear garden, offering a outdoor space for gardening, children's play, or simply enjoying a sunny afternoon.

The home is well located for everyday convenience, with local shops close by and Slade Green station just a short distance away. Fast links to Abbey Wood and wider London make commuting straightforward.

This property offers a fantastic opportunity to personalise and create a home that truly reflects your style. With a little imagination, it can become a wonderful space to grow into and enjoy for years to come.



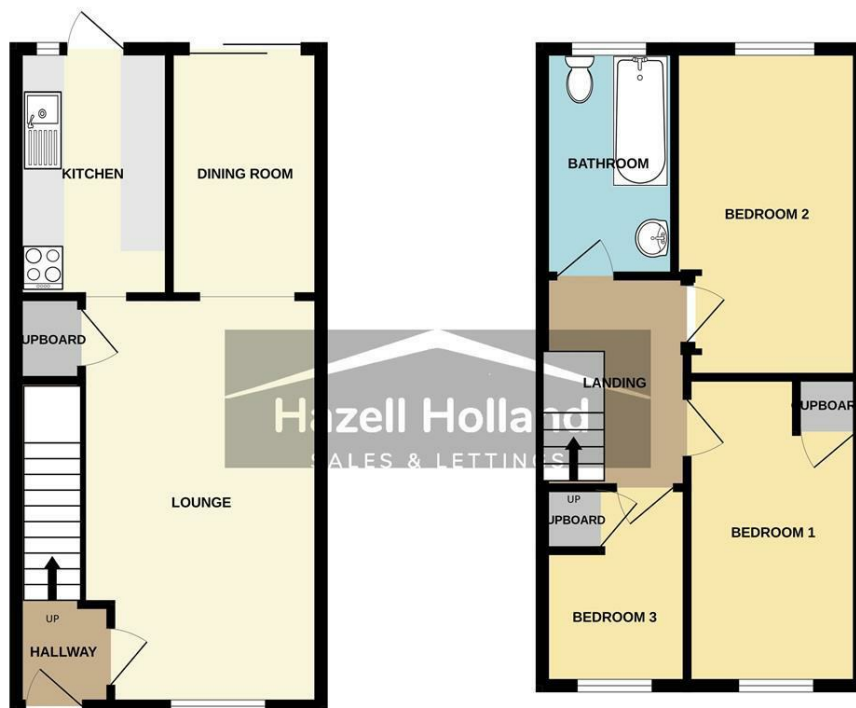
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GROUND FLOOR

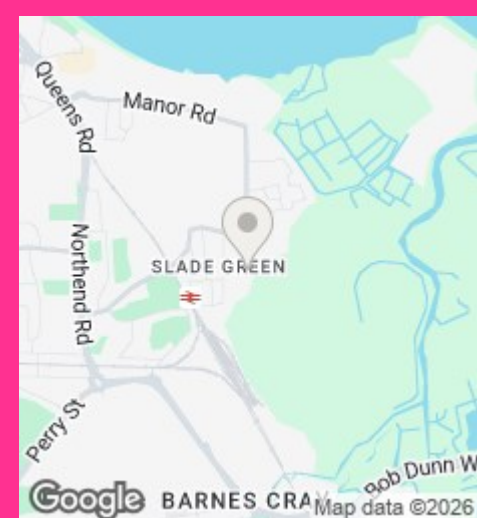
1ST FLOOR



TOTAL FLOOR AREA : 786sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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		

