



2 Bedroom rarely available detached stunning home conveniently located for all amenities, Slade Green parade, zone 6 station and schools.

Guide Price  
£370,000



**Hazell Holland**  
SALES & LETTINGS

Slade Green Road  
Slade Green  
Kent  
DA8 2JG

### Entrance

Double glazed opaque entrance door.

### Lounge

14'0 x 14'0 (4.27m x 4.27m )

Double glazed window to front. Two double glazed window to side with shutters. Wood floor. Double radiator. Built-in storage cupboards.

### Kitchen/Diner

14' x 11'2 (4.27m x 3.40m )

Two double glazed windows to side with shutters. Double glazed door leading to garden. Porcelain floor. Coved ceiling. Double radiator. Butler sink with mixer tap. Range of wall and base units with extractor fan. Plumbing for dish washer.

### Utility Area

7' 5 x 4'7 (2.13m 1.52m x 1.40m )

Double glazed window to side. Porcelain floor. Coved ceiling. Wall mounted boiler. Worktop. Plumbing for washing machine and vented for a dryer.

### Bathroom

8'4 x 7'6 (2.54m x 2.29m )

Double glazed opaque window to side. Porcelain floor. Coved ceiling. Radiator. Tiled splash back. Storage space. Low level w.c. Pedestal hand wash basin. Panel bath with separate shower over bath.

### Landing

Double glazed window to side. Carpet. Coved ceiling.

### Bedroom One

14' x 11'8 (4.27m x 3.56m )

Double glazed window to rear. Double glazed door. Wood floor. Coved ceiling. Built-in storage cupboard.

### Bedroom Two

14' x 11'8 (4.27m x 3.56m )

Double glazed window to front. Wood floor. Coved ceiling. Double radiator. Access to loft party boarded power and light with pull down ladder.

### Garden

60' (18.29m)

Paved patio area. Shingle area. Patio decking area. Greenhouse. Shed with power. Outside tap. Power. Light. Side access.



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Hazell Holland offer this rarely available detached house coming to the market for the first time in 25 years. Built in 1860 in Slade Green Road, presenting an excellent opportunity for first-time buyers seeking a comfortable and modern living space. With two double bedrooms, this home is perfect for small families or couples looking to establish their roots in a friendly community.

Upon entering, you are welcomed into a spacious 14' lounge that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The adjoining 14' kitchen/diner is well-equipped and features a convenient utility area making daily chores a breeze. The property also boasts a downstairs bathroom, adding to the practicality of the layout.

One of the standout features of this home is the generous 60' garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a perfect canvas for those with a green thumb or for anyone wishing to create a tranquil outdoor retreat.

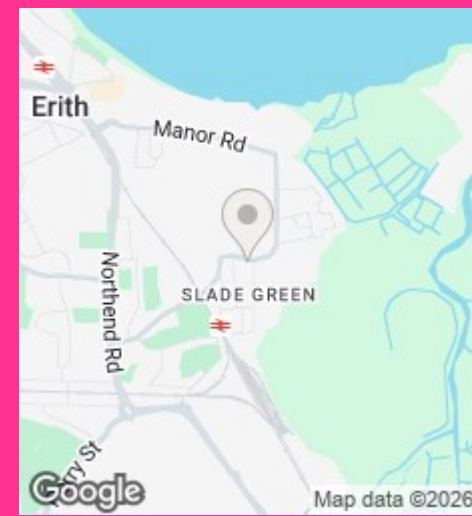
Conveniently located, this property is within walking distance to Slade Green station, ensuring easy access to transport links including Abbey Wood's Elizabeth line for commuting. Additionally, local shops are just a stone's throw away, catering to your everyday needs. Families will appreciate the proximity to primary and nursery schools, making this an ideal location for those with young children.

In summary, this delightful detached house on Slade Green Road is a fantastic opportunity for first-time buyers, combining modern living with a convenient location. Don't miss your chance to make this lovely property your new home.



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



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TOTAL FLOOR AREA : 850sq.ft. (79.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

