



Hazell Holland

Stunning older style two double bedroom home ideally located for Slade Green parade, zone 6 station, local amenities and schools with the convenience of two receptions, ground floor cloakroom, first floor bathroom and a 42' rear garden.

Guide price £325,000



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SALES & LETTINGS

Hazel Road  
Slade Green  
Kent  
DA8 2LT

### Hall

Part double glazed entrance door leading in to lounge.

### Lounge

12'6 x 10'9 (3.81m x 3.28m)  
Double glazed window to front. Radiator with wooden cover.  
Coved ceiling. Stripped and varnished flooring.

### Dining Room

12'5 x 11'4 (3.78m x 3.45m)  
Double glazed door to garden. Stripped and varnished flooring. Understairs cupboard. Radiator with wooden cover. Doorway to kitchen.

### Kitchen

9'2 x 7'4 (2.79m x 2.24m)  
Double glazed window to side. Range of fitted wall and base units with work surface over. Oven, hob and extractor fan remain. 1.5 stainless steel sink unit with mixer tap. Tiled splashback. Plumbing for dishwasher. Space for fridge freezer. Wood laminate flooring. Door to utility.

### Utility Room

6'4 x 5'1 (1.93m x 1.55m)  
Double glazed window to rear and side. Plumbing for washing machine. Space for tumble dryer.

### Cloakroom

4'9 x 2'6 (1.45m x 0.76m)  
Opaque double glazed window to rear. Low level wc. Wash hand basin Ceramic tiled flooring..

### Landing

Carpet.

### Bedroom 1

12'4 x 11'4 (3.76m x 3.45m)  
Double glazed window to rear. Wood laminate flooring. Column radiator. Door to bathroom.

### Bathroom

9'3 x 7'6 (2.82m x 2.29m)  
Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and shower

attachment, low level wc and wash hand basin. Heated towel rail. Wood laminate flooring. Part tiled walls. Storage cupboard providing boiler access from lift away panels.

### Bedroom 2

12'8 x 10'8 (3.86m x 3.25m)  
Double glazed window to front. Radiator. Wood laminate flooring. Storage cupboard.  
Access to loft.

### Rear Garden

42' (12.80m)  
Decked patio area leading to mainly laid to lawn area's with shrub borders and pathway to rear. Wooden shed. Gated rear pedestrian access. (subject to legal verification)





Hazell Holland are delighted to present on Hazel Road in the popular area of Slade Green, this stunning mid-terrace house offers a perfect blend of character and modern convenience. Built in 1900, this property boasts a rich history while providing ample space for comfortable living. Spanning an impressive 818 square feet, the home features two generously sized double bedrooms, making it ideal for couples, small families, or those seeking a guest room.

The ground floor comprises two inviting reception rooms, modern kitchen perfect for entertaining guests or enjoying quiet evenings at home. Additionally, a convenient cloakroom and utility room is located on this level, enhancing the practicality of the space. Ascend to the first floor, where you will find a well-appointed bathroom, ensuring that all your needs are met.

One of the standout features of this property is the expansive 42-foot rear garden, offering a serene outdoor retreat for gardening enthusiasts or a lovely space for children to play. The garden provides a wonderful opportunity for al fresco dining and relaxation during the warmer months.



Location is key, and this home is ideally situated within walking distance to Slade Green Parade, where you can find a variety of local shops and amenities. Furthermore, the property is in close proximity to a Zone 6 station, providing excellent transport links to Abbey Wood and the Elizabeth Line, making commuting a breeze.

This impressive home on Hazel Road presents a unique opportunity to own a piece of history while enjoying the comforts of modern living. With its spacious layout, lovely garden, and convenient location, it is a must-see for anyone looking to settle in this vibrant community.



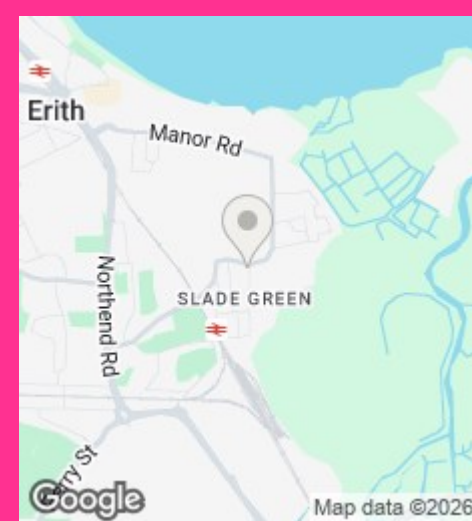
TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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