



## Iron Mill Lane, , Crayford, Kent, DA1 4RS

- Chain free & long lease over 100 years
- Two double bedrooms
- Own rear garden
- Garage en bloc
- Floor Area: 645 sq ft
- Ground floor maisonette
- Good size lounge
- Front garden with potential for driveway
- Call Hunters to view
- EPC Rating: D

Offers Over £280,000

**HUNTERS**  
HERE TO GET *you* THERE

# Iron Mill Lane, , Crayford, Kent, DA1 4RS

## DESCRIPTION

\*\* CHAIN FREE \*\*

\*\* LONG LEASE - OVER 100 YEARS \*\*

Nestled in the charming area of Crayford, Kent, this delightful ground floor maisonette on Iron Mill Lane offers a perfect blend of comfort and convenience. Spanning an impressive 645 square feet, this property is ideal for first-time buyers or those seeking a low-maintenance lifestyle.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The lounge also grants access to your very own rear garden, a lovely outdoor space to enjoy the fresh air and sunshine. The kitchen is well-appointed, making it a practical area for culinary pursuits.

This maisonette features two generously sized double bedrooms, ensuring ample space for rest and privacy. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the long lease of over 100 years, coupled with the absence of service charges, making it an attractive option for potential buyers. Additionally, the front garden presents an opportunity to be transformed into off-road parking, subject to the necessary permissions.

For those in need of extra storage or workspace, a garage en bloc is also included. This property is marketed by Hunters Estate Agents and is chain-free, allowing for a smooth and straightforward purchase process.

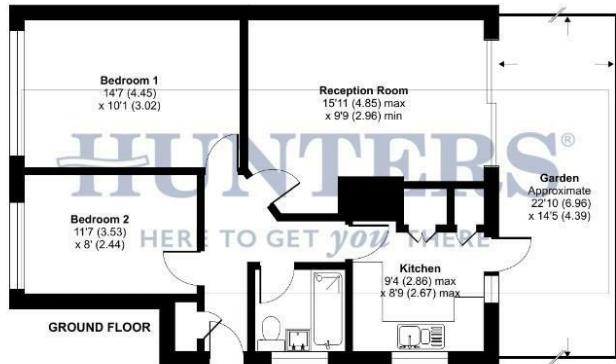
With its excellent location, together being near local schools, shops, transport and appealing features, this ground floor maisonette is a wonderful opportunity not to be missed. We invite you to call Hunters to arrange a viewing and discover the potential of this lovely home.





## Iron Mill Lane, Crayford, Dartford, DA1

Approximate Area = 645 sq ft / 60 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rnicom 2024.  
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### Viewings

Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		62	77
EU Directive 2002/91/EC			

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.