

*** £375,000 *** VIEWINGS ON SATURDAY 27TH FEBRUARY *** VICTORIAN CHARACTER PROPERTY *** Very well presented THREE BEDROOM end of terrace with original Victorian Features, comprising lounge, open plan kitchen/diner, downstairs WC, two double bedroom, one single bedroom, bathroom, garden and driveway for two cars. Situated on the borders of West Dartford and within walking distance to Crayford Town Center and Zone 6 Rail Station. ** VIEWING IS HIGHLY RECOMMENDED **

ENTRANCE HALL

Timber Laminated Floor. Radiator.

LOUNGE

11' 11" x 11' 05" (3.63m x 3.48m) Double Glazed Window To Front. Carpet. Original Feature Fireplace. Radiator.

GROUND FLOOR CLOACKROOM

6' 09" x 2' 07" (2.06m x 0.79m) Timber Laminated Floor. Tiled Walls. Low Level WC. Wash Hand Basin With Vanity Unit.

KITCHEN

9' 10" x 10' 09" (3m x 3.28m) Timber Laminated Floor. Built In Storage Cupboards. Stainless Steel Single Drain Sink With Cupboard Under. Further Range Of Base & Wall Units. Integrated Oven & Hob. Local Tiling.

DINING ROOM

14' 04" x 14' 02" (4.37m x 4.32m) Double Glazed Patio Doors To Garden. Timber Laminate Floor. Radiator.

LANDING

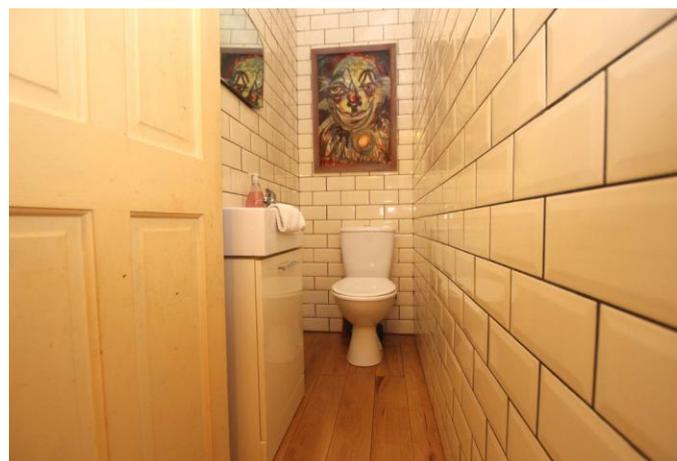
Carpet. Radiator. Built In Storage. Access To Loft.

BEDROOM ONE

11' 11" x 15' (3.63m x 4.57m) Two Double Glazed Window To Front. Radiator. Original Feature Fireplace. Carpet.

BEDROOM TWO

08' 11" x 5' 08" (2.72m x 1.73m) Double Glazed Window To



Rear. Radiator. Carpet.

BEDROOM THREE

14' 04" x 09' 00" (4.37m x 2.74m) Double Glazed Window To Rear. Radiator. Carpet.

BATHROOM

5' 10" x 8' 06" (1.78m x 2.59m) Paneled Bath With Shower Attachment. Low Level W.C. Heated Towel Rail. Hand Wash Basin With Vanity Unit. Vinyl Flooring. Local Tiling.

PARKING

Off Road Parking For Two Cars.

GARDEN

Artificial Grass. Timber Decking To Rear.

DISCLAIMER

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		