





**** £335,000 - £350,000 **** Two bedroom end of terrace house which has been improved in recent years and offers good size living accommodation. The property is situated near to local schools, shops and convenient for Crayford town centre and Zone 6 rail station. The property comprises Entrance hall, Lounge, Kitchen/Diner, Downstairs toilet, Two Double Bedrooms, Bathroom & Garden. Off street parking. **** VIEWING HIGHLY RECOMMENDED ****

ENTRANCE HALL

Timber Laminated Floor. Under Stairs Cupboard. Radiator.

GROUND FLOOR CLOACKROOM

Low Level WC.

LOUNGE

27' 9" x 9' 9" (8.46m x 2.97m) Timber Laminated Floor. Radiator. Double Glazed Window To Front.

DINING ROOM

Timber Laminated Floor. Double Glazed Door To Garden. Plumbing For Washing Machine.

KITCHEN

5' 1" x 10' 7" (1.55m x 3.23m) Ceramic Tiled Floor. Stainless Steel Sink Unit With Cupboard Under. Further Range Of Base & Wall Units. Inset Gas Hob & Built In Oven. Local Tiling. Double Glazed Door To The Rear.

LANDING

Carpet. Access To Loft. Double Glazed Window To Side.

BEDROOM ONE

09' 3" x 15' 3" (2.82m x 4.65m) Carpet. Radiator. Double Glazed Window To Front.

BEDROOM TWO

09' 10" x 15' 1" (3m x 4.6m) Carpet. Radiator. Two Double Glazed Windows To Rear.

BATHROOM



Ceramic Tiled Floor. Heated Towel Rail. Low Level WC.
Paneled Bath With Shower Attachment. Wash Hand Basin
With Vanity Unit. Local Tiling.

GARDEN

Timber Decking. Mainly Laid To Lawn. Side Access.

GARAGE

Concrete Base.

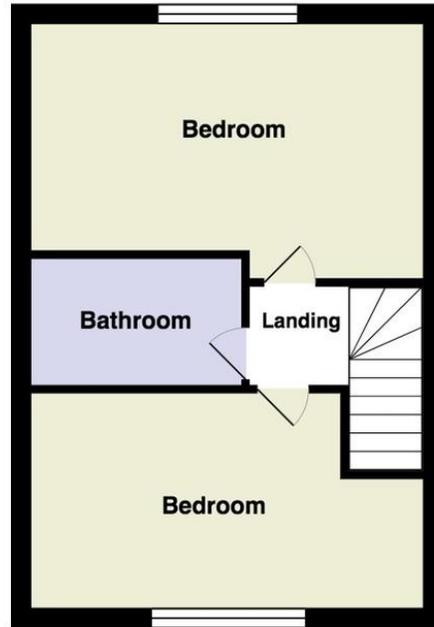
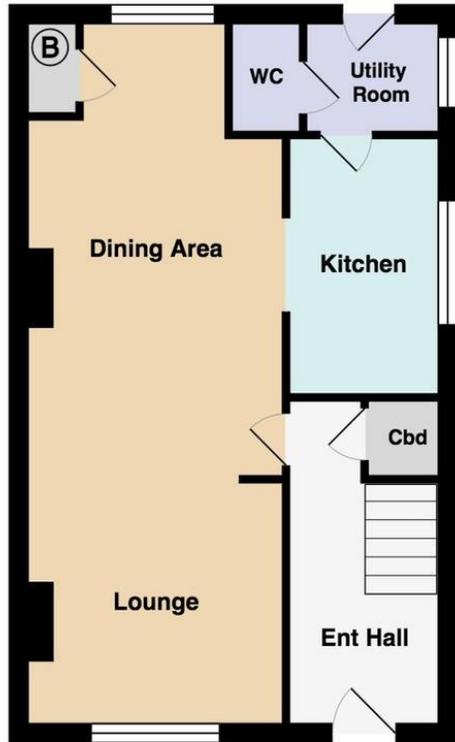
PARKING

Off Road Parking.

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		
69-80	C		79 C
55-68	D		
39-54	E	47 E	
21-38	F		