





A well-presented and attractive two bed terrace house situated on the popular Vickers green development near to local schools and convenient for Crayford town centre and Zone 6 rail station. Accommodation comprises Entrance hall, Lounge /diner, Modern fitted Kitchen with appliances, Master bedroom with ensuite shower room, ground floor Cloakroom, Off road parking to front and rear garden. Viewing is **HIGHLY RECOMMENDED**.

ENTRANCE HALL

Timber laminated floor. Boxed radiator. Understairs cupboard. Built in cupboard

CLOAKROOM

Low level WC. Pedestal wash hand basin . Radiator

LOUNGE/DINER

15' 6" x 13' 1" (4.72m x 3.99m) Timber laminated floor. Boxed Radiator. Patio doors to garden.

KITCHEN

9' 11" x 6' 0" (3.02m x 1.83m) Stainless steel sink unit with cupboards under. Further range of base and wall units. Plumbing for washing machine. Inset electric hob and built in oven. Vinyl floor. Radiator

FIRST FLOOR LANDING

Carpet. Access to loft

BEDROOM ONE

13' 2 to recess" x 8' 10 max" (4.01m x 2.69m) Carpet. Radiator. Over stairs cupboard

BEDROOM ONE

13 ' 8 max" x 13' 1 max " (4.17m x 3.99m) reducing to 8' 7" Carpet . Radiator.

ENSUITE SHOWER ROOM

Shower cubicle, Pedestal wash hand basin and Low level WC. Ceramic tiled floor. Heated towel rail. Local tiling



BATHROOM

Comprising Panel bath, Pedestal wash hand basin and low Level WC. Ceramic tiled floor. Heated towel rail . Local tiling

GARDEN

Comprising lawn and patio area.

PARKING

Off road parking to front

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	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		