





**** NO CHAIN **** A detached three bedroom house of much character which previously had planning permission to extend to the side to create a FOUR bedroom property. The vendor advises that a new application has been submitted. The property is set back on an elevated position and is conveniently placed for range of schools and Crayford town centre with Zone 6 rail station. The property lies at the end of a walk way to the front and at the rear there is a vehicular access running to the rear which leads to a detached garage. This could be removed and space made for further parking if required. The property offers great potential which could include extending to create a 5 bedroom property subject to planning consents. EPC & Floorplan to follow. **VIEWING HIGHLY RECOMMENDED**

ENTRANCE HALL

Wood block flooring, boxed radiator, window to side.

RECEPTION ONE

15' 0 to bay" x 10' 11" (4.57m x 3.33m) Wood block flooring, bay window to front, two windows to side, picture rail, feature fireplace.

RECEPTION TWO

11' 5" x 11' 2" (3.48m x 3.4m) Wooden block flooring, boxed radiator, window to rear, two windows to side, feature fireplace.

KITCHEN

10' 11" x 10' 10" (3.33m x 3.3m) Ceramic tiled flooring, window to side, one and a half bowl sink unit with cupboard under, further range of base and wall units, inset oven & hob. Door leading to rear garden.

DOWNSTAIRS SHOWER CUBICLE & WC

Off of kitchen.

LANDING

Carpet, window to side, boxed radiator, access to loft.

BEDROOM ONE



15' 5 to bay" x 11' 0" (4.7m x 3.35m) Carpet, two radiators, window to bay, two windows to side.

BEDROOM TWO

11' 5" x 11' 2" (3.48m x 3.4m) Timber laminate flooring, radiator, window to rear.

BEDROOM THREE

8' 0" x 7' 8" (2.44m x 2.34m) Carpet, radiator, two windows to rear.

BATHROOM

Timber laminate flooring, chrome heated towel rail, window to side, pedestal wash hand basin, panelled bath with shower attachment.

SEPARATE WC

Timber laminate flooring, window to rear, local tiling, low level WC.

REAR GARDEN

Mainly laid to lawn, side access.

GARAGE

Detached garage 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.





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