



Price Band £475,000 to £485,000

Old Road, Crayford, Kent, DA1 4DW

Chattertons

Est. 1893

3 Bed semi detached house

Price Band 475,000 - 485,000 This is an immaculate semi detached house with garage to the side and private driveway located in a great central position with endless transport options to access into London.

The light and airy accommodation includes 2 receptions, 3 bedrooms, modern kitchen with beautiful tiling and a modern upstairs bathroom with clever shower bath offering easy shower and bathing options and a separate toilet.

The property is perfect for a buyer looking to move in without having to do any work. The finish on the house is contemporary and neutral and the current owners have added some lovely finishing touches.

The garden is a great size and secluded and the frontage is generous with a private driveway which leads to the attached garage to the side. Being in the borough of Bexley means access to a fantastic range of both primary and secondary schools including grammar options.

Located between Crayford, Barnehurst and Slade Green mainline stations and so multiple options to get back home from London. This is a real stunner.



- Semi detached house
- Opposite woods
- Immaculate condition
- Garage to the side
- Private driveway

Entrance Hall

Double radiator, laminate flooring

Lounge 11' 11" x 11' 0" (3.63m x 3.35m)

Double glazed window, gas fire with attractive surround, radiator, carpet

Dining Room 11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window, radiator, laminate flooring

Kitchen 8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window, door to the garden, quality fitted kitchen with wall and base units and work surface, stainless steel single drainer sink unit with mixer taps, built in oven and gas hob with extractor hood, cupboard housing boiler, tiled walls, cupboard with space and plumbing for washing machine

Stairs to the first floor

Frosted double glazed window, access to loft

- 3 bedrooms
- 2 receptions
- Bexley schools
- Move in condition
- Great size secluded garden

Bedroom 1 11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to front, radiator, carpet, built in wardrobes

Bedroom 2 11' 2" x 11' 0" (3.40m x 3.35m)

Double glazed window, radiator, carpet

Bedroom 3 7' 5" x 7' 5" (2.26m x 2.26m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath with aqua lisa shower and hi tech bath filler with shower screen, wash hand basin with vanity and mixer taps, cupboard housing immersion heater

Separate wc

Frosted double glazed window, low level wc, radiator

Rear Garden 75' 0" x 28' 4" (22.86m x 8.64m)

Patio and laid to lawn, outside tap and light

Garage 15' 4" x 7' 1" (4.67m x 2.16m)

Attached to the side with private driveway

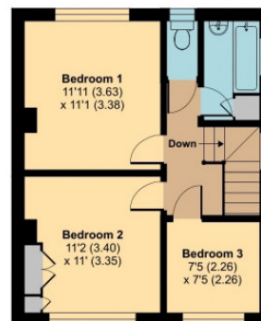




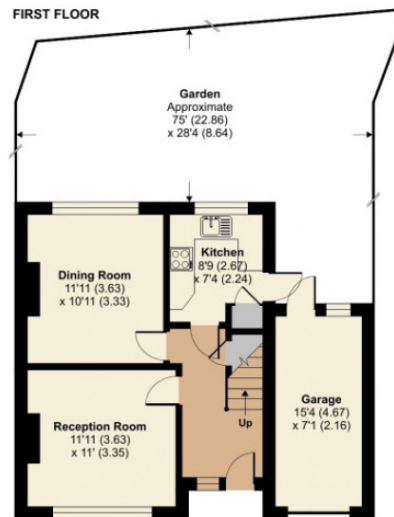
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Approximate Area = 996 sq ft / 92.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1005949

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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