



*** CHARMING PERIOD COTTAGE * TWO DOUBLE BEDROOMS ***

*** TWO RECEPTION ROOMS * SUPERBLY PRESENTED THROUGHOUT ***

*** GAS CENTRAL HEATING * 65FT LANDSCAPED REAR GARDEN ***

*** SPACIOUS KITCHEN/DINER * CLOSE TO SHOPS AND AMENITIES ***

VIEWING HIGHLY RECOMMENDED * CLOSE TO STATION AND BUS ROUTES *



**9 Orchard Hill
Crayford, DA1 4BN**

**Guide Price £390,000-
£410,000**

Village Estates are delighted to present to the market his rarely available and SUPERBLY PRESENTED PERIOD COTTAGE situated in a popular CONSERVATION AREA within easy reach of local schools, shops, bus routes and train station. Refurbished and restored to a very high standard throughout. Offering TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS AND A LANDSCAPED REAR GARDEN. Viewing is simply a must



EPC RATING E

Orchard Hill, DA1

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Village Estates (ID782770)

EPC RATING D

We understand this property is Freehold.

VIEWING:

Via Village Estates on 01322 522111

Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

SELLING YOUR HOME?

If you are thinking of selling your own property, VILLAGE ESTATES will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.