



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



Barnes Cray Cottages, Maiden Lane, Crayford, Kent,
DA1 4ND
Offers in Excess of £410,000

Park Estates are delighted to offer onto the market this unique and deceptively spacious three double bedroom period cottage, built in 1695 as two servant's cottages and now converted into one dwelling. Located directly on the 'River Cray', the property also benefits from being conveniently situated for local schools, shops, Crayford Station and all other transport links. Well presented, this character home comprises of entrance porch, two large reception rooms, newly fitted kitchen and a newly fitted bathroom. To the first floor there is a landing and three double bedrooms. Other benefits to note include off street parking via gates to the rear of the property, double glazing, gas central heating, front and rear gardens and river views. Viewing is highly recommended.

Ref: BX11111113

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Porch

Double glazed hardwood front door. Stripped floorboards. Spotlights.

Reception 1

18' 4" x 12' 8" (5.58m x 3.86m) Single glazed hardwood front door. Two double glazed windows to front and one double glazed window to side with fitted shutter blinds. Laminate flooring. Exposed beams. Two radiators. Open fire with feature fireplace surround.

Reception 2

18' 2" x 10' 1" (5.53m x 3.07m) Double glazed window to side with fitted shutter blinds. Laminate flooring. Radiator. Spotlights.

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m) Tiled flooring. Range of grey and white high gloss wall and base units. Gas hob. Electric fan oven. Plumbed for washing machine. Double inset sink, drainer and mixer taps. Double glazed window to rear. Single glazed hardwood stable door to rear. Spotlights.

Bathroom

8' 7" x 7' 3" (2.61m x 2.21m) Tiled flooring. Part tiled walls. Single glazed frosted window to side. Wall mounted wash hand basin. Panelled bath with shower over. Spotlights. Heated towel rail. Low level wc. Single glazed frosted window to rear. Extractor fan. Wall mounted boiler in cupboard.



Landing

Carpet. Single glazed window to rear. Coving. Spotlights.

Bedroom 1

14' 5" x 10' 6" (4.39m x 3.20m) Carpet. Radiator. Double glazed window to rear. Coving. Fitted wardrobes.

Bedroom 2

10' 6" x 8' 11" (3.20m x 2.72m) Carpet. Double glazed window to front. Coving. Fitted wardrobes.

Bedroom 3

13' 3" x 9' 6" (4.04m x 2.89m) Carpet. Coving. Double glazed window to front. Radiator. Loft access.

Garden

47' 3" x 45' 6" (14.39m x 13.86m) (approx) Composite decking with feature LED lighting. Shed. Lawn. Rear access with hardstanding for off street parking for three cars. Garden on the River Cray.

Parking

Off street parking to rear, accessed via a gate with hardstanding for two / three cars.

Council Tax

Band C.

