



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cheswick Close, Crayford, Kent, DA1 4TE
Guide Price £375,000

We are delighted to offer this spacious three bedroom end of terraced house, which is nicely situated and very conveniently placed for all local amenities. Beautifully presented throughout and offering ample off road parking to the front for up to four cars, the property comprises of an open plan living area, fully fitted kitchen, three good size bedrooms and a family bathroom. Other features to note include gas central heating, new boiler installed in 2018, double glazing, high quality fixtures and fittings throughout, security camera, alarm, a secluded rear garden with side access and a large garden room / home office. Your earliest viewing would be highly recommended.

Ref: BX1111127

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

Double glazed part glazed front door. Laminate flooring. Alarm. Low voltage downlighters.

Living Room

13' 10" x 13' 9" (4.21m x 4.19m) Double glazed French doors to garden. Two radiators with decorative covers. Low voltage downlighters. Laminate flooring. Double glazed window to front. Radiator to dining area.



Kitchen

11' 7" x 6' 7" (3.53m x 2.01m) Fully fitted with a matching range of high quality base and wall units with quartz work surfaces. Stainless steel sink unit with one and a half bowl sink with mixer tap and water filter. Kickboard lighting. Built in double oven and microwave. Integrated ceramic hob with steel back plate and extractor canopy above. Neatly concealed boiler (installed in 2018). Under-counter lighting. Ample space for American fridge freezer. Integrated dishwasher and washing machine. Low voltage downlighters.



Bedroom 1

13' 11" x 8' 1" (4.24m x 2.46m) Double glazed window to front and rear. Laminate flooring. Radiator. Low voltage downlighters.



Bedroom 2

8' 10" x 7' 7" (2.69m x 2.31m) Double glazed window to rear. Laminate flooring. Radiator. Low voltage downlighters.



Bedroom 3

8' 10" x 6' 0" (2.69m x 1.83m) Double glazed window to side. Radiator. Laminate flooring. Built in wardrobes with sliding mirrored doors. Low voltage downlighters.



Bathroom

Panelled bath with mixer hand shower attachment and independent shower with screen. Vanity wash hand basin. Low flush wc. Part tiled walls. Low voltage downlighters. Vinyl floor covering. Heated chrome towel radiator.



Rear Garden

36' 5" x 33' 9" (11.09m x 10.28m) (approx) Patio area with uplighters. Side access. Lawns. Mature planting. Garden shed with power and light. Outside tap and power point.

Garden Room / Home Office

15' 7" x 7' 8" (4.75m x 2.34m) Double doors. Windows. Power. Heated. Hard wired for internet.

Parking

There is ample off road parking to the front for four cars.

