





*** DEVELOPMENT POTENTIAL * NO CHAIN *** A rare opportunity exists with this two bedroom end terrace house which occupies a larger than average, and deceptive, corner plot which lends itself to development subject to obtaining the necessary planning permissions. The property is situated near to Crayford's Zone 6 rail station which makes it ideal for commuters but also convenient for the town centre and choice of schools. The property is in need of modernisation and comprises Entrance hall, Lounge, Kitchen, Ground floor Cloakroom, Two Bedrooms, Upstairs family Bathroom. **VIEWING RECOMMENDED.**

AGENTS NOTE

DEVELOPMENT POTENTIAL EXISTS DUE TO THE PLOT SIZE. HOWEVER, NO PLANNING APPLICATION HAS EVER BEEN MADE BY THE CURRENT OWNERS.

TENURE

Our vendor has informed us that this is a Freehold property.



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 not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.