





Discover the charm of this captivating three-bedroom semi-detached home nestled in the peaceful and highly sought-after Glebelands. This family home comes to the market with the added perk of being CHAIN-FREE, promising a seamless transition for its new owners. While the property exudes potential, it's worth noting that it could benefit from some updating, offering the perfect opportunity for personalisation. Externally, the residence offers a low-maintenance garden, complemented by a shed and convenient side access from the front. To top it off, the property features off-street parking for two cars and a garage en-bloc for added convenience.

Strategically positioned between Crayford and the Bexleyheath border, this locale features a variety of school options, including the sought-after St Paulinus Primary School and the Haberdashers' Academy. Beyond its excellent transport connections, Glebelands offers a short stroll via a footpath on Rectory Close to a myriad of shops, restaurants, and pubs.

With the right eye, this home can be fantastic for families or first-time buyers alike.

- Lobby
1.47m x 1.31m (4'9" x 4'3")
- Lounge
6.92m x 3.82m (22'8" x 12'6")
- Dining Area
2.38m x 2.14m (7'9" x 7'0")
- Kitchen
4.73m x 2.37m (15'6" x 7'9")

- First Floor Landing
2.12m x 2.05m (6'11" x 6'8")
- Bedroom One
4.09m x 2.72m (13'5" x 8'11")
- Bedroom Two
2.74m x 2.72m (8'11" x 8'11")

- Bedroom Three
2.87m x 2.06m (9'4" x 6'9")
- Bathroom
2.03m x 1.66m (6'7" x 5'5")

Garden
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			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(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.