





This charming family home is an excellent choice for first-time buyers and families looking for a spacious dwelling. With a generous 87 sq. m. (936.46 sq. ft.) of interior space, there's ample room for all your needs. The rear single-storey extension not only enhances the living space but also has the added convenience of a downstairs shower room and an office. The modern kitchen features a breakfast bar and is perfect for entertaining guests. Upstairs, you'll find three bedrooms and a well-appointed family bathroom.

In terms of location, this property is a commuter's delight. A pleasant 20-minute stroll takes you to both Crayford and Slade Green Train Stations (Zone 6), ensuring effortless connectivity to London and beyond. The 428 bus route on Crayford Way adds an extra layer of convenience to your daily commute, and with easy access to the A2 and M25, reaching London and Kent is a breeze.

To truly grasp the full offering of this property, we highly recommend scheduling a viewing. Don't miss the opportunity to make this delightful home yours!

Entrance Hall
0.84m x 3.56m (2'9" x 11'8")

Lounge
3.31m x 4.25m (10'10" x 13'11")

Dining Room
3.41m x 3.03m (11'2" x 9'11")

Kitchen
4.02m x 2.60m (13'2" x 8'6")

Study
1.81m x 3.50m (5'11" x 11'5")

Downstairs Shower Room
0.83m x 2.76m (2'8" x 9'0")

First Floor Landing
1.29m x 0.94m (4'2" x 3'1")

Landing Lobby
1.6m x 0.84m (5'2" x 2'9")

Bedroom One
3.50m x 3.03m (11'5" x 9'11")

Bedroom Two
2.56m x 4.26m (8'4" x 13'11")

Bedroom Three
2.58m x 3.20m (8'5" x 10'5")

Family Bathroom
2.04m x 2.05m (6'8" x 6'8")

Garden
South facing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 and 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.