



Offers in Excess of £380,000
Station Road, Crayford, Dartford, Kent,
DA1 3QG

Christopher
Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Christopher Russell Property Services

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Impressive two double bedroom semi detached period house situated in a very convenient location for Crayford Train Station and High Street.

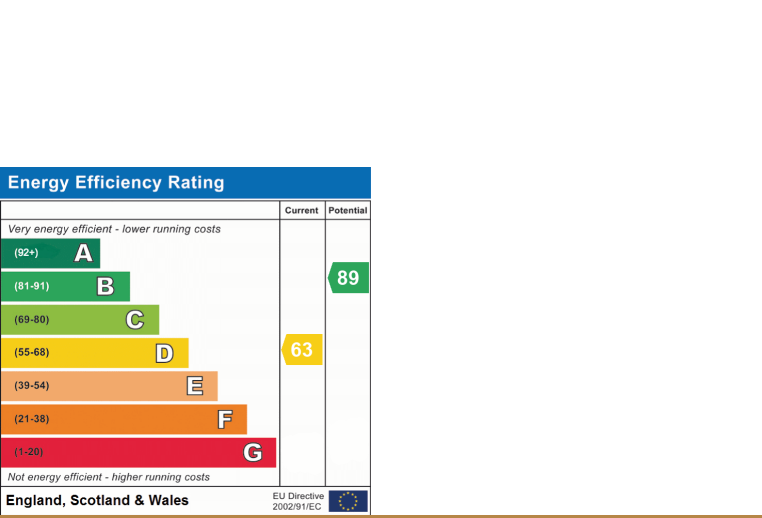
Presented in good decorative condition the property also features a fantastic dry cellar that is currently being used as a double bedroom.

The accommodation comprises; lounge, dining room and kitchen on the ground floor with two double bedrooms and a feature sized bathroom suite on the first floor.

Featuring a modern fitted kitchen, modern bathroom suite, gas central heating and double glazed windows.

Outside the property features a picket fenced front garden and an attractive fenced rear garden.

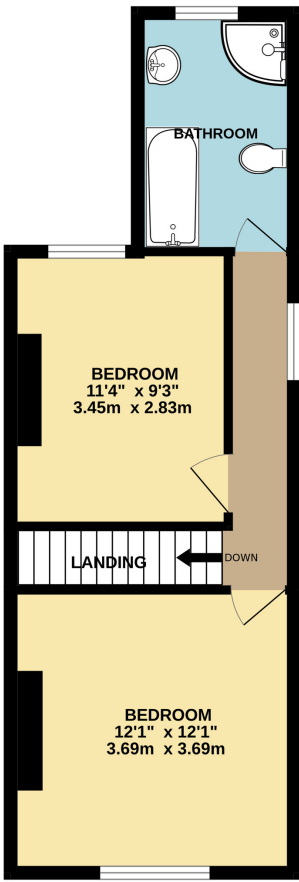
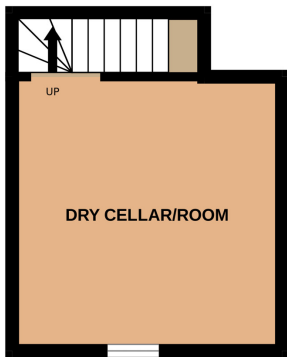
LONDON BOROUGH OF BEXLEY Council Tax Band C.



BASEMENT
158 sq.ft. (14.6 sq.m.) approx.

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		