



Asking Price £390,000 Freehold



Hill Brow, Crayford, Dartford, Kent DA1 3NX



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended terraced house situated in a quiet cul-de-sac, close to transport links, schools, and amenities. This spacious property comprises 2 DOUBLE bedrooms, large kitchen, dining room, living room, and upstairs family bathroom.

Further benefits include off street parking, garage, and approximately 70ft garden.

Total Internal Area approx: 1,137.74 sq ft (105.70 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

Laminate flooring; carpeted stairs leading to first floor.

#### Living Room

4.04m x 3.87m (13' 3" x 12' 8") Laminate flooring, radiator, feature fireplace, double glazed windows.

#### Dining Room

4.11m x 2.90m (13' 6" x 9' 6") Laminate flooring, radiator, double glazed windows; double glazed french doors leading to rear garden.

#### Kitchen / Breakfast Room

4.84m x 3.23m (15' 11" x 10' 7") Laminate flooring; range of soft-closing wall and base units with complementary worktops and tiled splashback; space and connections for range-style gas cooker/oven; fitted extractor hood; stainless steel sink with drainer unit; space and connections for dishwasher; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dryer; opening leading to dining room.

### First Floor

#### Landing

Carpeted; access to loft.

#### Bedroom

4.41m x 4.14m (14' 6" x 13' 7") Carpeted, radiator, feature fireplace; built-in storage cupboard; double glazed windows.

#### Bedroom

3.38m x 3.25m (11' 1" x 10' 8") Carpeted, radiator; built-in cupboard and wardrobe; double glazed windows.

#### Shower Room

1.88m x 1.78m (6' 2" x 5' 10") Vinyl flooring, tiled walls; large walk-in shower enclosure with thermostatic shower; vanity cupboard with wash-hand basin; w/c, extractor fan, double glazed windows.

### External

#### Front Driveway

Off street parking.

#### Rear Garden

Approximately 70ft; patio, lawn, decked area, outdoor tap; access to garage; rear access.

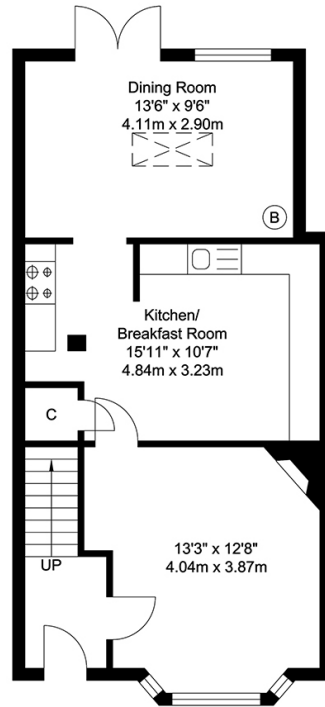
#### Garage

4.92m x 3.65m (16' 2" x 12' 0") Electrical power and lighting; up-and-over door; door to garden.

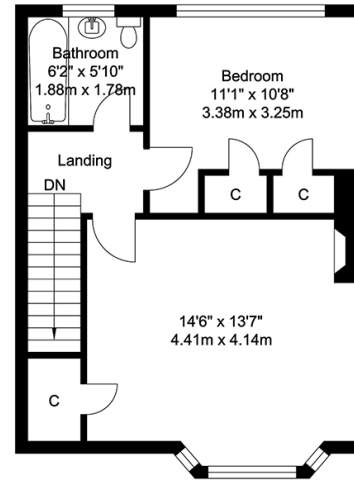
#### Information

- 0.2 miles (approx) to Crayford Station
- 0.3 miles (approx) to Tower Retail Park
- 0.8 miles (approx) to Hall Place & Gardens
- 0.5 miles (approx) to Bexley Park Woods
- Easy access to A2 / M25
- Council Tax: Band C

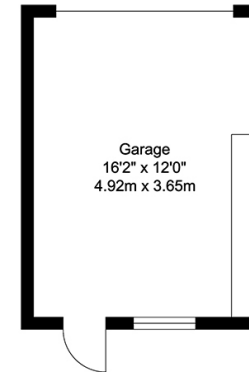
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
527.75 SQ.FT.  
(49.03 SQ.M.)



First Floor  
Approximate Floor Area  
416.67 SQ.FT.  
(38.71 SQ.M.)



Garage  
Approximate Floor Area  
193.31 SQ.FT.  
(17.96 SQ.M.)

TOTAL APPROX FLOOR AREA 1137.74 SQ. FT / 105.70 SQ. M  
For Identification Purposes Only.

