



Guide Price £425,000 Freehold



Mayplace Avenue, Crayford



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended semi-detached house, close to schools, transport links, and amenities. This stunning property comprises 3 bedrooms, large through-lounge, extended kitchen/breakfast room, and family bathroom. Further benefits include double glazing, gas central heating, 40ft (approx) landscaped south-facing rear garden, and off street parking for 2 cars.

Total Internal Area approx: 859.49 sq ft (79.85 sq m).

FEATURES

- Extended semi detached house
- 3 bedrooms
- Through lounge
- Kitchen / breakfast room
- Family bathroom
- Off street parking for 2 cars
- Landscaped 40ft south-facing rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Tiled flooring, ceiling coving, radiator, cupboard housing meters.

Through Lounge

6.98m x 3.12m (22' 11" x 10' 3") Laminate flooring, ceiling coving, decorative fireplace, radiator; double glazed windows with Venetian blinds.

Kitchen / Breakfast Room

4.80m x 4.66m (15' 9" x 15' 3") Tiled flooring in kitchen area; laminate flooring in breakfast area; range of wood wall and base units with wood worktops; wood breakfast bar, butler sink, stainless steel extractor hood; space and connections for range-style gas cooker; space and connections for American-style fridge/freezer; space and connections for washing machine; space and connections for dryer; radiator, double glazed windows, double glazed door, double glazed patio doors.

Family Bathroom

2.54m x 1.63m (8' 4" x 5' 4") Tiled flooring, tiled walls: bath with mixer tap, and thermostatic shower valve with both handheld and rainfall attachments; wash-hand basin, w/c, heated towel-rail, double glazed windows.

FIRST FLOOR

Landing

Carpeted, ceiling coving, double glazed windows; access to loft.

Bedroom

3.77m x 2.96m (12' 4" x 9' 9") Carpeted, ceiling coving, radiator, fitted cupboard, double glazed windows.

Bedroom

3.60m x 2.40m (11' 10" x 7' 10") Carpeted, ceiling coving, radiator, storage cupboard.

Bedroom

Carpeted, ceiling coving, radiator, double glazed windows.

EXTERNAL

Front Garden

Paved off street parking for 2 cars; lawn.

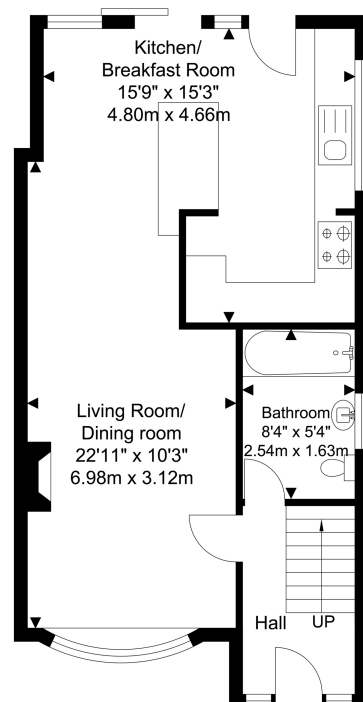
Rear Garden

Approximately 40ft; patio, artificial lawn, outdoor tap, outdoor lighting; side access.

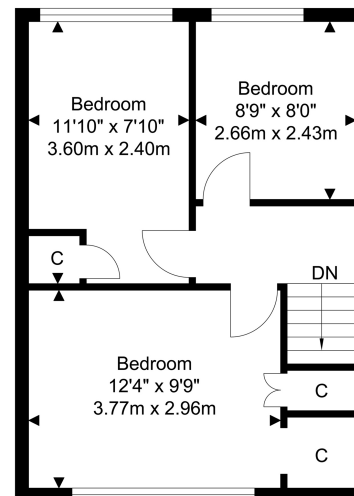
Information:

- Easy access to A2 / M25
- 1.3 miles (approx) to Crayford Station
- 6.0 miles (approx) to Bluewater Shopping Centre
- Council Tax: Band D

FLOORPLAN



Ground Floor
Approximate Floor Area
491.37 SQ.FT.
(45.65 SQ.M.)



First Floor
Approximate Floor Area
368.12 SQ.FT.
(34.20 SQ.M.)

TOTAL APPROX FLOOR AREA 859.49 SQ. FT / 79.85 SQ. M
For Identification Purposes Only.

