





**Guide Price £425,000**Wyatt Road, Crayford, Dartford, Kent, DA1 4SP









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Guide Price £425,000 - £450,000.

Well presented three bedroom semi - detached house situated in a good location within walking distance to Slade Green train station serving Central London and Abbey Wood train station for the Elizabeth Line and close to a selection of good primary and secondary schools.

The property comprises of an entrance hall, lounge, dining room, fitted kitchen and conservatory extension. Upstairs there are three bedrooms and a family bathroom. The property has an easy to maintain rear garden with artificial lawn and off street parking for 2 cars on the front driveway.

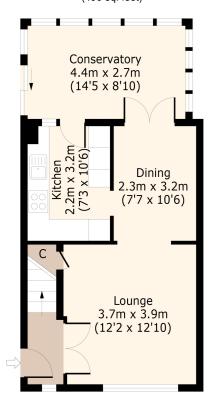
The property features double glazing and gas central heating.

Service charge £22.35pcm

Lease term: 125 years from 13 December 1993

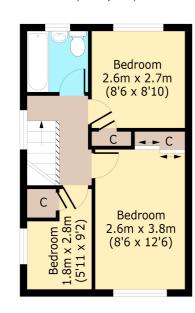
## **Ground Floor**

Approx. 46.1 sq. meters (496 sq. feet)



## First Floor

Approx. 31.6 sq. meters (340 sq. feet)



Total area: approx. 77.7 sq. meters (836 sq. feet) For illustration purposes only - not to scale













