

**Guide Price £350,000**  
**Craybury End, London, SE9 3SL**



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**Christopher Russell Property Services**

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Guide Price From £350,000 to £365,000.

Two double bedroom house situated in a peaceful and quiet private road within a very short walk of New Eltham train station and High Street.

This ideal first time purchase or buy to let investment is presented in excellent decorative condition throughout.

The accommodation comprises; entrance hall with large storage cupboard, open planned lounge diner and modern fitted kitchen on the ground floor. Upstairs there are two double bedrooms, both featuring fitted wardrobes and the second with a storage cupboard on the landing and a modern bathroom suite.

The property features gas central heating, but also benefits from air conditioning units to the lounge/diner and bedrooms (with both hot and cold settings).

Additional features include double glazed windows, an outdoor storage cupboard and a front lawned area directly outside the property. There is also a well maintained central communal garden.

There is ample residents parking within this private development.

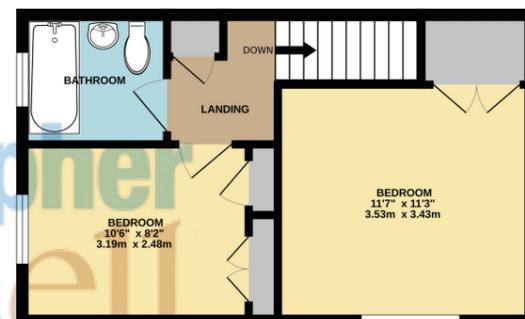
Service Charge £600.00 per annum.

Council Tax Band C.



GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



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TOTAL FLOOR AREA : 744 sq.ft. (69.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	