



Beult Road, Crayford, DA1 4PH
Asking price £400,000 Freehold

The Homes Group are delighted to present to the market this extended three bedroom semi-detached house which is offered to the market with no forward chain. The home benefits from a 22' living room which leads into a 15' dining room with doors opening to the rear garden. There is also a modern kitchen with grey high-gloss units and a modern ground floor bathroom suite. On the first floor are the three bedrooms. The rear garden is low maintenance thanks to the artificial lawn.

Entrance Hall

Ground Floor Bathroom

5'9 x 5'4 (1.75m x 1.63m)

Living Room

22'12 x 10'1 narrowing to 7'5 (6.71m x 3.07m narrowing to 2.26m)

Dining Room

15'1 x 8'5 (4.60m x 2.57m)

Kitchen

8'2 x 6'6 (2.49m x 1.98m)

Landing

Bedroom One

12'9 x 9'7 (3.89m x 2.92m)

Bedroom Two

11'8 x 7'8 (3.56m x 2.34m)

Bedroom Three

8'7 x 7'9 (2.62m x 2.36m)

Garden

Driveway

Tenure - Freehold

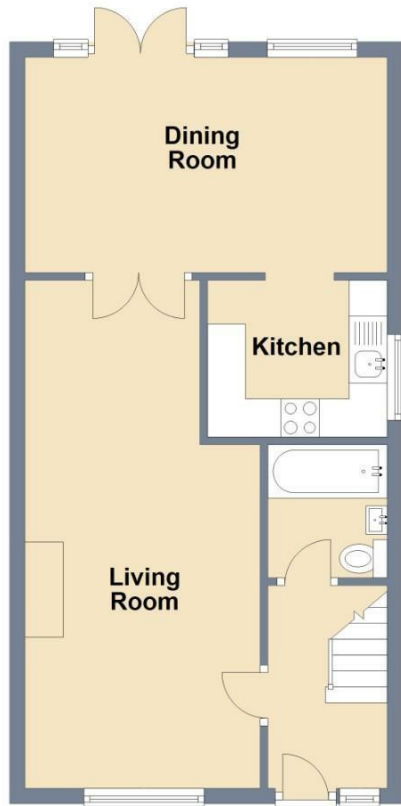
Council Tax - Band D





Ground Floor

Approx. 45.5 sq. metres (489.3 sq. feet)

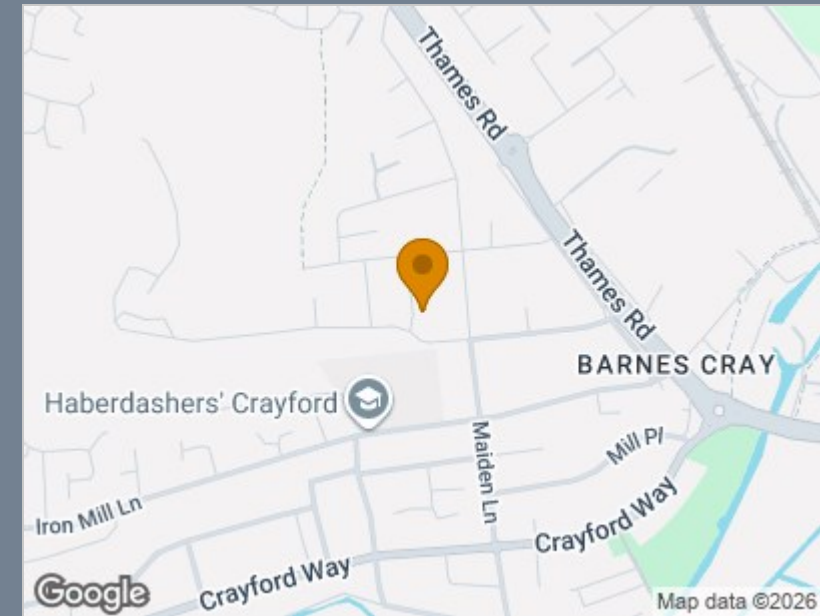


First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 77.0 sq. metres (829.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.