



THE
HOMES
GROUP

Dale Road, Crayford, DA1 3PQ
Guide price £400,000 Freehold

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The Homes Group are delighted to present to the market this double fronted three bedroom semi-detached house in Crayford. Ideally located for popular schools & Crayford station. The accommodation comprises of an entrance porch, 16' living room, kitchen/breakfast room, ground floor bathroom with three bedrooms upstairs. Externally the home benefits from a generously sized rear garden, front garden with potential for parking - stupp.

Entrance Porch

5'6 x 4 (1.68m x 1.22m)

Entrance Hall

Living Room

16' x 9'11 (4.88m x 3.02m)

Kitchen

11'1 x 8' widening to 10'2 (3.38m x 2.44m widening to 3.10m)

Bathroom

6'2 x 4'6 (1.88m x 1.37m)

Landing

Bedroom One

16' x 10' (4.88m x 3.05m)

Bedroom Two

12'11 narrowing to 10' x 7'11 (3.94m narrowing to 3.05m x 2.41m)

Bedroom Three

7'9 x 7'1 (2.36m x 2.16m)

Garden

60' (18.29m)

Parking

Tenure: Freehold

Council Tax: Band C





Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)

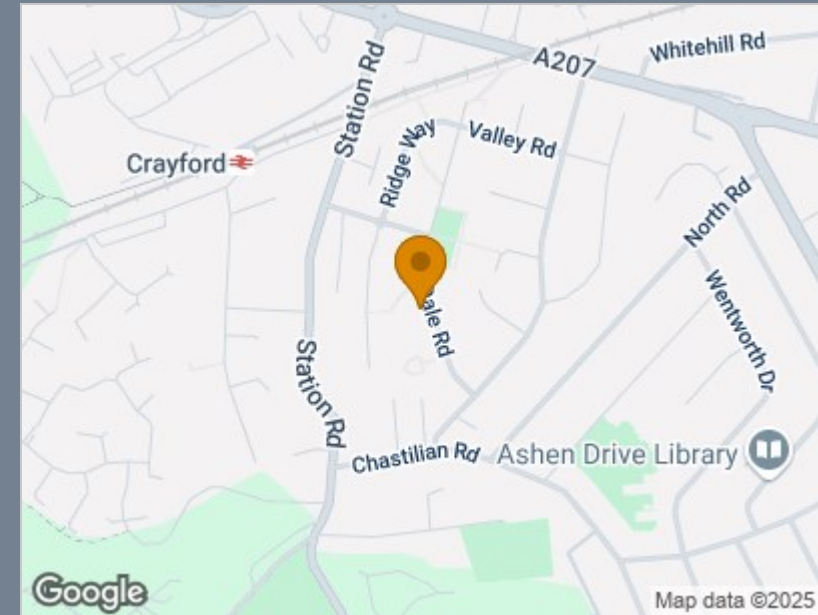


First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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 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.

71-75 Shelton Street, London, WC2H 9JQ

T: 01322 875000 | E: info@thehomesgroup.co.uk

thehomesgroup.co.uk