



THE  
HOMES  
GROUP



Iron Mill Lane, Crayford, DA1 4PE

Guide price £375,000 - £425,000 Freehold



Guide Price £375,000 - £400,000. THREE BEDROOMS - 15'6 x 12'5 SUMMER HOUSE - TWO CAR DRIVEWAY - 15'10 x 11'5 LIVING ROOM - 15'10 x 9'10 KITCHEN/DINER - CLOAKROOM - FIRST FLOOR BATHROOM

A well presented three bedroom end of terrace family home conveniently located for local schools, shops and bus routes. The owners have enhanced the interior and exterior of the property and utilised the outside space to create entertaining and storage areas.

The accommodation comprises of an entrance hall with stairs to the first floor and a door through to the living room which provides access to the kitchen/diner. The kitchen/diner has doors to a handy utility cupboard and a cloakroom plus a door out to the garden. There are three bedrooms and the family bathroom located on the first floor.

There is an 15'6 x 12'5 Summerhouse in the garden which is currently a playroom and cinema but could easily be used as an office, gym or outdoor bar area. The owners have also added a walk through storage shed to the side of the house. There are two parking spaces on the driveway to the front.

#### Entrance Hall

#### Living Room

15'10 x 11'5 (4.83m x 3.48m)

#### Kitchen/Diner

15'10 x 9'10 (4.83m x 3.00m)

#### Ground Floor Cloakroom

#### Utility Cupboard

#### Landing

#### Bedroom One

11'7 x 10'2 (3.53m x 3.10m)

#### Bedroom Two

10'2 x 10' (3.10m x 3.05m)

#### Bedroom Three

8'6 x 8' (2.59m x 2.44m)

#### Bathroom

#### Garden

30' (9.14m )

#### Storage Shed

27'7 x 4'8 (8.41m x 1.42m)

#### Summerhouse

15'6 x 12'3 (4.72m x 3.73m)

#### Off Road Parking

#### Tenure - Freehold

#### Council Tax - Band C





### Ground Floor

Approx. 38.2 sq. metres (410.7 sq. feet)

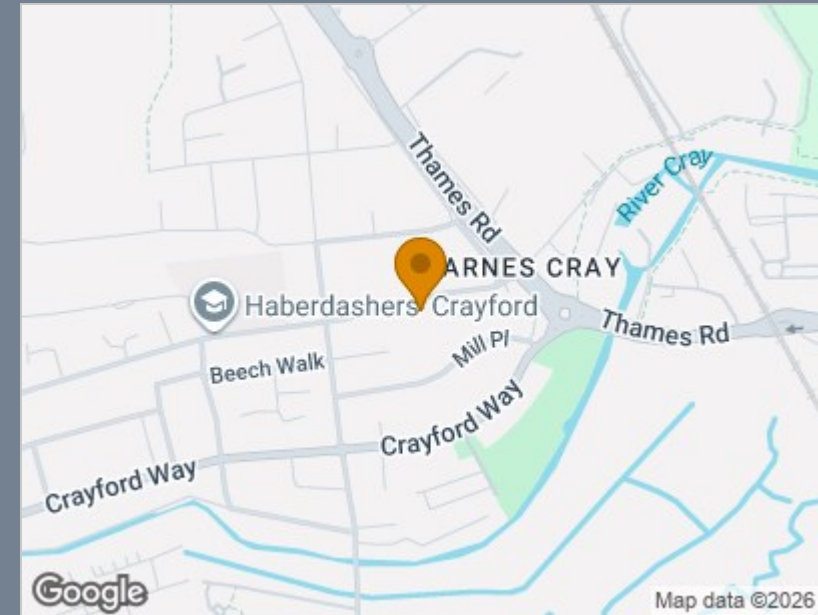


### First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Viewing

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

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