



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 and parking.

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

Parking

Tenure: Freehold

Council Tax: Band C





Ground Floor

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

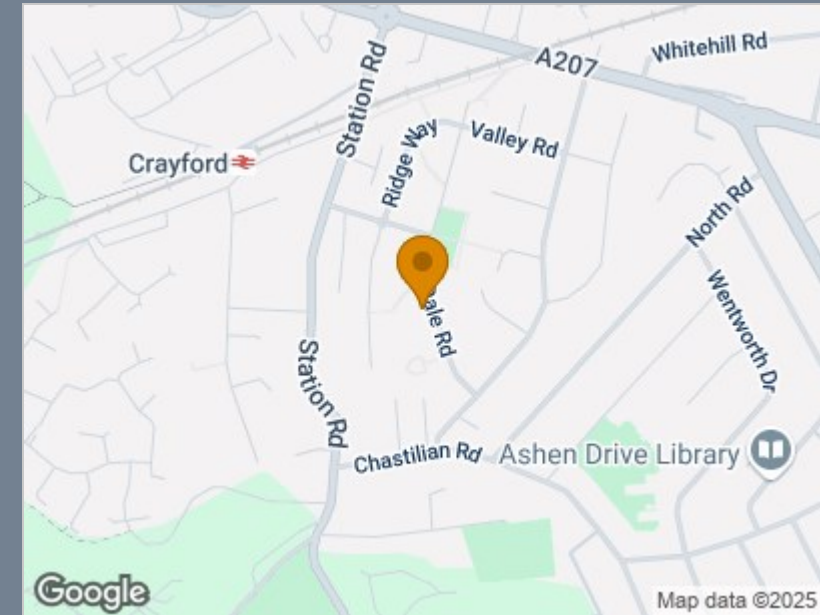


First Floor

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.

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