



Woodfall Drive, Crayford, DA1 4TP  
Guide price £400,000 Freehold

Set within a cul-de-sac and a short walk from sought after schools and public transport is this well presented three bedroom end of terrace house. The home offers a very bright & airy feel, thanks to the side windows and white walls, and benefits from a modern fitted kitchen, with a number of integrated appliances, and a modern bathroom. Externally there is a rear south facing garden, which offers potential for a conservatory, and there is parking for two cars.

### Entrance Porch

### Living Room

13'11 x 13'10 (4.24m x 4.22m)

### Dining Room

11'10 x 6'10 (3.61m x 2.08m)

### Kitchen

11'6 x 6'7 (3.51m x 2.01m)

### Landing

### Bedroom One

10'9 extending to 14'1 x 8'4 (3.28m extending to 4.29m x 2.54m)

### Bedroom Two

11'8 max x 7'7 (3.56m max x 2.31m)

### Bedroom Three

8'9 x 5'10 (2.67m x 1.78m)

### Bathroom

### Garden

### Parking

Tenure: Freehold

Council Tax - Band C





### Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



### First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



Total area: approx. 68.0 sq. metres (732.1 sq. feet)



| Energy Efficiency Rating                    |    | Current                 | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs |    |                         |           |
| (92 plus) A                                 |    |                         |           |
| (81-91) B                                   |    |                         | 86        |
| (69-80) C                                   | 72 |                         |           |
| (55-68) D                                   |    |                         |           |
| (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.

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