



THE
HOMES
GROUP



Maiden Lane, Crayford, DA1 4NQ
Guide price £300,000 - £325,000 Freehold



Guide Price £300,000 - £325,000. The Homes Group are delighted to offer to the market this three bedroom house, with a garage to the rear, which benefits from two reception rooms, ground floor bathroom and en-suite shower room to the main bedroom. The house is located a mile from Crayford Station and is within close proximity of Haberdashers Primary and Secondary schools with St Paulinas only half a mile away.

The accommodation comprises of an entrance hall, 11' x 10'9 living room, 16'9 x 11'4 dining room, kitchen and ground floor bathroom. On the first floor there are three bedrooms with an en-suite shower room in the largest bedroom.

To the rear is a 40' garden which has a door to a detached garage which is accessed via Beech Walk.

Porch

Entrance Hall

Living Room

11' x 10'9 (3.35m x 3.28m)

Dining Room

16'9 x 11'4 (5.11m x 3.45m)

Kitchen

8'9 x 7'1 (2.67m x 2.16m)

Ground Floor Bathroom

8'9 x 4' (2.67m x 1.22m)

Landing

Bedroom One

12'10 x 9'9 (3.91m x 2.97m)

En-Suite Shower Room

5' x 4'9 (1.52m x 1.45m)

Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

Bedroom Three

8'4 x 7'2 (2.54m x 2.18m)

Rear Garden

40' (12.19m)

Garage

Tenure - Freehold

Council Tax - Band C





Ground Floor

Approx. 44.7 sq. metres (481.6 sq. feet)

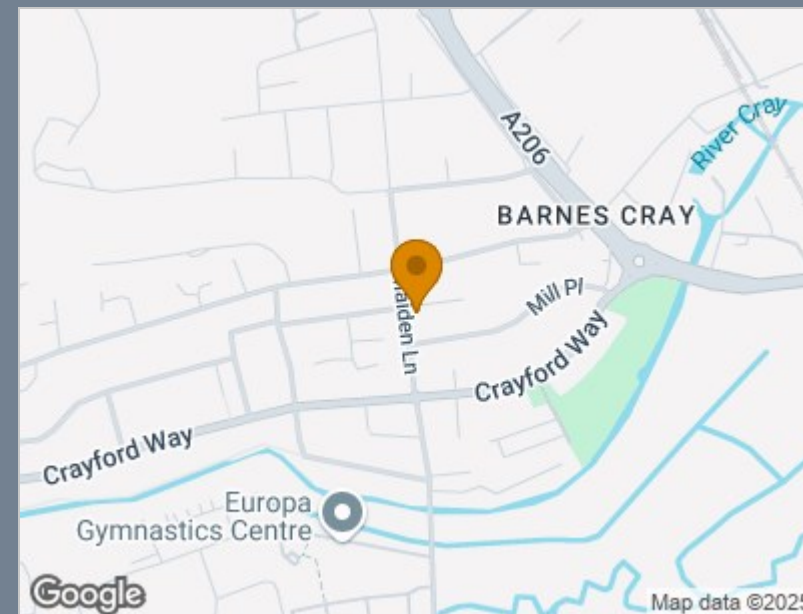


First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 78.3 sq. metres (843.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	62	
(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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