



Star Hill, Crayford, DA1 4DB  
Guide price £325,000 Freehold

The Homes Group are proud to present to the market this period property and modern day life. Having recently undergone renovation this home is very much ready to move straight in with thoughtful items such as the new sash double glazed windows, a contemporary kitchen with an array of integrated appliances and neutral decor throughout. The house is being sold with the added benefit of no chain. Set within a conservation area, just a short walk from Crayford Town Centre & supermarkets, a few moments from regular bus services and Shenstone Park.



### Entrance

### Living/Dining Room

23'5 x 10' (7.14m x 3.05m)

### Kitchen

10'2 x 5'3 (3.10m x 1.60m)

### Lobby

### Bathroom

5'6 x 5'2 (1.68m x 1.57m)

### Landing

### Bedroom One

10'3 x 10' (3.12m x 3.05m)

### Bedroom Two

12'7 x 6'9 (3.84m x 2.06m)

### Garden

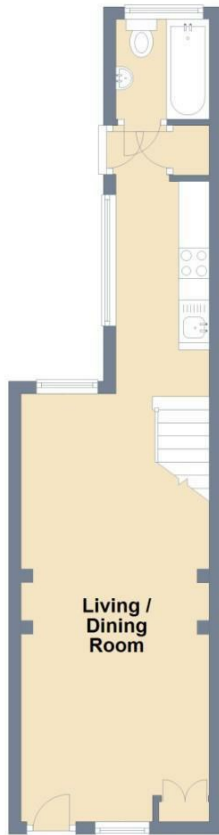
Tenure - Freehold

Council Tax - Band C





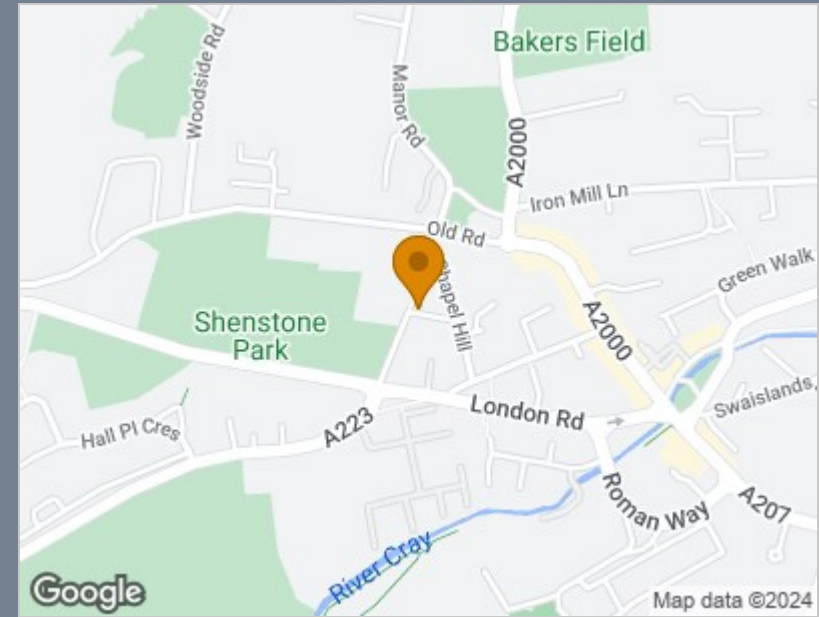
**Ground Floor**  
Approx. 30.9 sq. metres (332.4 sq. feet)



**First Floor**  
Approx. 21.5 sq. metres (231.8 sq. feet)



Total area: approx. 52.4 sq. metres (564.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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