



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





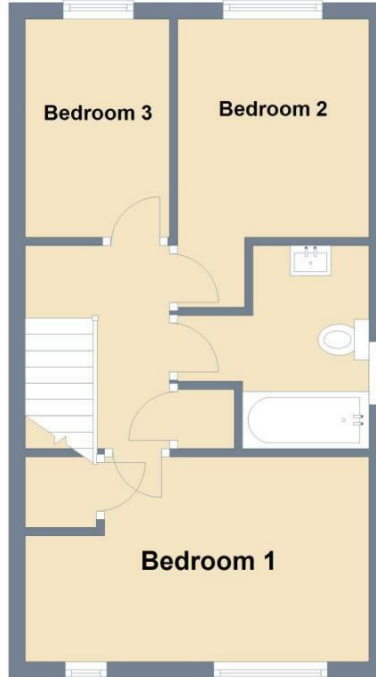
### Ground Floor

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			
<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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