



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)

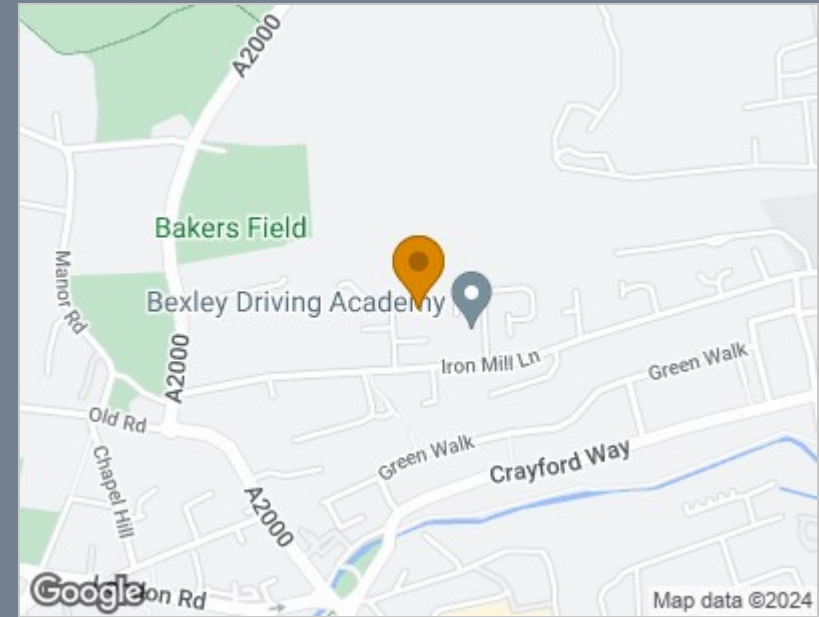


First Floor

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.