

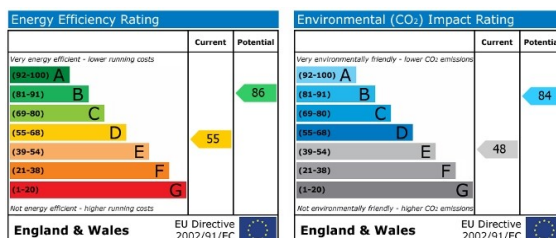
**For Sale: Crayford DA1**  
**3 Bedroom Semi-Detached House**  
**Price: £299,950.00**



Property Sales and Management



**For Sale**  
**Barnes Cray Road**  
**Price: £299,950.00**



**E & C Estates: are proud to present this**  
**3 Bedroom House in Crayford DA1**

**Viewing by appointment only**  
**E & C Estates**  
**Tel: 01322 227 528**  
**57 Hythe Street, Dartford, DA1 1BG**

E and C Estates Ltd are proud to offer onto the sales market this 1920's semi-detached family house. Situated on Barnes Cray road a quiet residential road in Crayford DA1, the property is ideally located for Crayford Train Station and Town Centre. Crayford Retail Park and Europa Gymnastics Centre are both walking distance away.

This property ideal for first time buyers or investors is in need of modernisation. The family home boasts spacious ground floor lounge, separate dining room, fitted kitchen and storage space on the ground floor. On the first floor you will find three good size bedrooms, good size loft space and bathroom with separate WC. Well kept front and rear gardens with side access.

### **Measurements:**

Hallway: Fully carpeted, power points, storage cupboard

Lounge: 14'11" x 11'4" (4.5m x 3.4m) window to rear, fully carpeted, radiator, power points, electric fire place

Dining Room: 11'9" x 9'6" (3.5m x 3.1m) window to front, fully carpeted, textured ceiling, radiator

Kitchen: 11'4" x 6'9" (3.3m x 2.3m) window to rear and side, wall & base units, part tiled walls, vinyl flooring, drainer sink unit, plumbing for washing machine, power points, access to rear garden

Bedroom-1: 12'9" x 8'9" (3.9m x 3.5m) window to front, power points, fully carpeted, radiator

Bedroom-2: 11'9" x 11'9" (3.8m x 3.0m) window to rear, power points fully carpeted, radiator

Bedroom-3: 10'1" x 8'7" (3.2m x 2.5m) window to side, power points, radiator, fully carpeted

Bathroom: 6'6" x 5'4" (2.0m x 1.7m) panelled bath with shower attachment, wash hand basin, part tiled walls, vinyl flooring

WC: low level flush suite, vinyl flooring, window to rear

Rear Garden: Shed, paved area and green lawn,

Front Garden: paved gated drive-in, green lawn, side access

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.