



WOODFALL DRIVE

CRAYFORD

£1,300 PCM

Woodfall Drive

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Offered to the market in good condition throughout is this three bedroom family home which is in a quiet cul de sac.

Over the past few years, the current owner has refurbished this to a high standard leaving no stone unturned along the way.

It is located in a prime position in Crayford, being not only close to the mainline train station and local shopping parade in the Town centre, but close to arguably the area's finest schools.

Firstly St Paulinus needs no introduction. It's fine reputation speaks for itself. Then there's the new Haberdashers Askes academy which caters for children of all ages and right through until secondary.

Internally to the ground floor is a lounge which has been beautifully designed and a well equipped kitchen diner that leads onto the rear garden.

Upstairs has two separate bedrooms and a bathroom.

To the rear is the garden and a private driveway on the front for one car and a further allocated parking space over the other side of the road.

SUMMARY OF ACCOMMODATION

Ground Floor

Lounge

13'11 x 13'7 (4.24m x 4.14m)

Dining Room

10'11 x 6'10 (3.33m x 2.08m)

Kitchen

10'11 x 6'3 (3.33m x 1.91m)

First Floor

Bedroom 1

11'11 x 8'4 (3.63m x 2.54m)

Bedroom 2

11'7 x 7'7 (3.53m x 2.31m)

Bedroom 3

8'6 x 5'11 (2.59m x 1.80m)

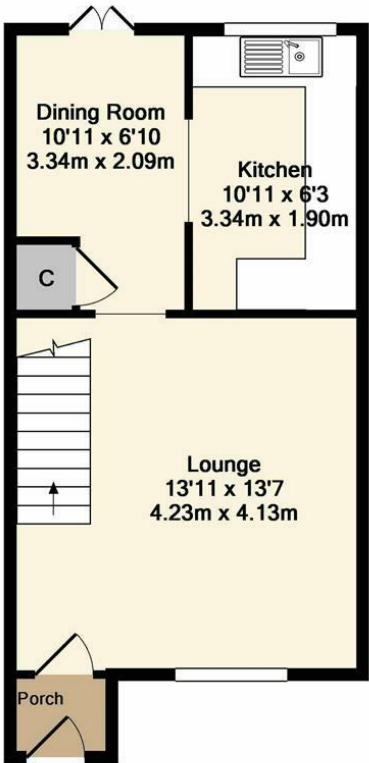
Bathroom

7'10 x 7'3 (2.39m x 2.21m)

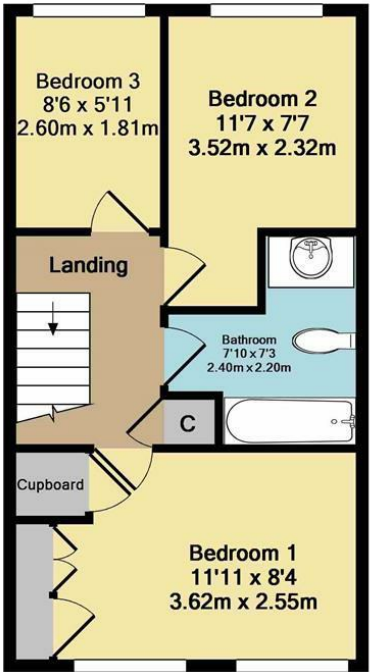
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APPROX. GROSS INTERNAL FLOOR AREA sq ft



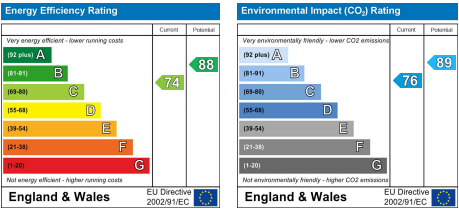
Ground Floor
Approx. Floor
Area 349 Sq.Ft.
(32.4 Sq.M.)



1st Floor
Approx. Floor
Area 342 Sq.Ft.
(31.8 Sq.M.)

Total Approx. Floor Area 691 Sq.Ft. (64.2 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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