



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.5 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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CRAYFORD WAY

DARTFORD

Guide Price £180,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





Guide Price £180,000 - £200,000

Situated on the ever popular road of Crayford Way, this one bedroom, ground floor maisonette has been refurbished by the current owner, and is sure to impress! The property is situated within 0.7 miles to Crayford town centre and train Station, and is absolutely ideal for first time buyers and buy to let investors.

The property boasts its own entrance which is light and airy throughout. Leading from the hallway, the lounge/diner is an excellent size, renovated to a high standard with laminate flooring and contemporary decor, allowing plenty of room to move freely. The separate kitchen has ample modern grey units with plenty of storage and complementary work surfaces. The shower room has certainly not been forgotten about and features stylish tiling in keeping with the rest of the home. A door leads out on in to the shared garden with a lawn and patio area - perfect for relaxing.

This property also benefits from a substantial storage cupboard, double glazing and gas central heating, and is being sold with a share of the freehold.

We don't anticipate this home to be on the market long, so call Anthony Martin to arrange your viewing!

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## CRAYFORD WAY

DARTFORD

- Ground Floor Maisonette
- One Double Bedroom
- Newly Fitted Kitchen
- Modern Bathroom Suite
- Area: 457 Sq.Ft
- Shared Garden
- EPC: tbc
- Parking On Street
- Chain Free
- Share Of Freehold

