

Ground Floor
 Approx. Floor
 Area 539 Sq.Ft.
 (50.1 Sq.M.)

1st Floor
 Approx. Floor
 Area 521 Sq.Ft.
 (48.4 Sq.M.)

Total Approx. Floor Area 1060 Sq.Ft. (98.5 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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**9 Midfield Parade, Mayplace Road East
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**Guide Price
 £350,000**

Iron Mill Place Crayford

Guide Price £350,000 - £375,000

A unique opportunity for an exceptional buyer to own a magnificent three bedroom house in an area fit for the very best. With an abundance of lavish living space both upstairs and down, this would suit those looking for that little something that is extra special.

Free flowing accommodation mixed in with spacious rooms are the perfect ingredients for any home, and it's no different here.

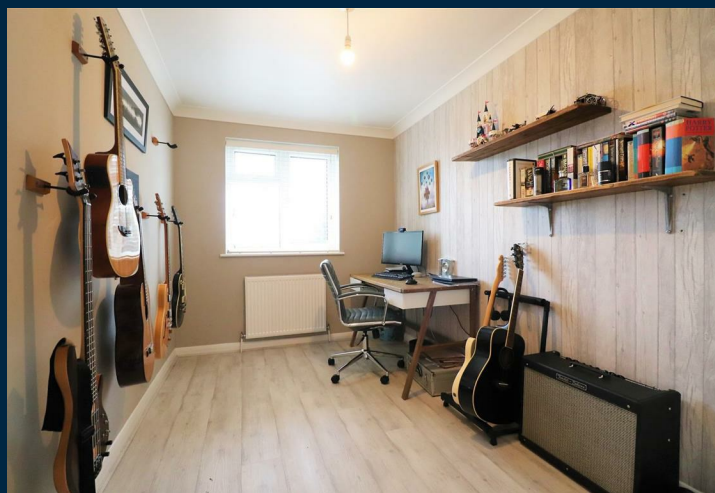
This is positioned in a quiet cul de sac and boasts far reaching views over Crayford and surrounding areas to the rear.

Crayford train station is nearby, as are many reputable schools, with the closest being the ever popular St Paulinus and Haberdasher Askes.

Internally on the ground floor is a kitchen with a WC just behind and a the lounge spanning the width of the property across the back. This leads to the tiered garden and its from here you get far reaching views.

Upstairs has three well proportioned bedrooms, a bathroom and a bonus separate refurbished wet room.

On the front is a driveway for one car and access to an integral garage, which subject to planning permission could possibly be converted into another room such as a children's playroom or even a further bedroom.



- **Style: Mid Terrace**
- **Bedrooms: 3**
- **Receptions: 1**
- **Bathrooms: 1 & Shower Rom**
- **Area: 1060 Sq.Ft**
- **Outside: Garden**
- **EPC: TBC**
- **Off Street Parking**
- **Located In A Quiet Cul De Sac**
- **Close To Crayford Train Station**

