

Ground Floor  
 Approx. Floor  
 Area 296 Sq.Ft.  
 (27.5 Sq.M.)

1st Floor  
 Approx. Floor  
 Area 292 Sq.Ft.  
 (27.1 Sq.M.)

Total Approx. Floor Area 588 Sq.Ft. (54.6 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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**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



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**Guide Price  
 £290,000**



# Ashurst Close Crayford

**Guide Price £290,000 - £310,000**

**If you are looking for a home which requires no work doing to it, then this is the one for you. The word immaculate springs to mind and comes close but not close enough when describing this first time buyers dream.**

**From start to finish each area of this house is in impeccable condition making this the ideal haven for those looking to do nothing more than just move in and un wind.**

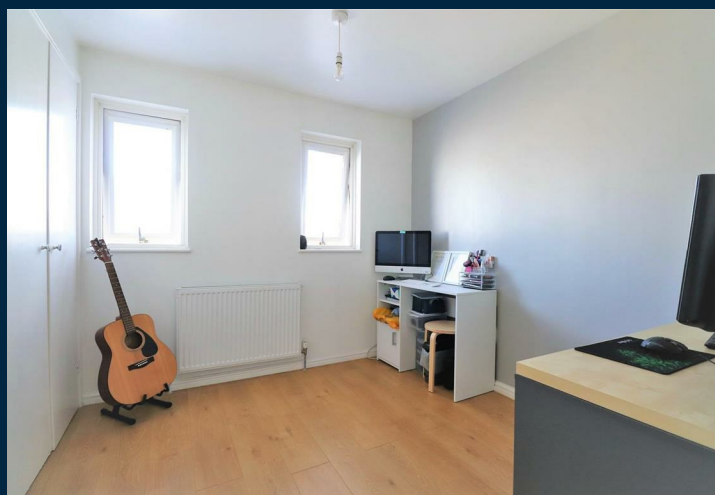
**Located in a quiet cul de sac in Crayford, yet on the borders of Barnehurst, this two bedroom terraced house will leave you astounded.**

**On the ground floor is a modern kitchen which is at the front, which consists of all your modern day luxuries and the lounge is at the back over looking the rear garden.**

**Upstairs has two good sized bedrooms and a family sized bathroom which as been refurbished and on the front is off street parking for one car.**

**The nearest train stations within walking distance include Barnehurst, Crayford and Slade Green, and being close to the start of the line only improves your chances of getting a seat along your journey.**

**There is no chain ahead, so subject to having your finances in place, who knows, but this tiny slice of heaven could be yours next.**



- **Mid Terrace**
- **1 Reception Room**
- **2 Bedrooms**
- **1 Bathroom**
- **588 Sq.Ft**
- **Gas Central Heating**
- **EPC: C 73**
- **1 Car Driveway Space Designated Parking Bay**
- **Stunning Condition Throughout**
- **Chain Free**

