



Craydene Road, Erith

- Chain free with off road parking
- Semi detached home with double glazing & gas central heating
- Two reception rooms
- Large rear garden with brick built storage rooms

- Spacious accommodation
- Three good size bedrooms
- Large conservatory
- Call Hunters to view
- EPC Rating: D

Floor Area: 1086 sq ft
Price Range £300,000

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 HERE TO GET *you* THERE

Craydene Road, Erith

DESCRIPTION

**** PRICE RANGE £300,000 - £325,000 ****

Offered to the market CHAIN FREE is this spacious three bedroom semi detached home.

The accommodation on offer comprises of an entrance porch which leads in to the entrance hall, the lounge is a good size and located to the front of the home whilst the kitchen is to the rear of the property, as well a dining area, both of these rooms lead in to the conservatory which then gives access to the rear garden.

To the first floor there are THREE GOOD SIZE bedrooms, the bathroom and a separate WC.

Externally there is off road parking to the front and a good size rear garden.

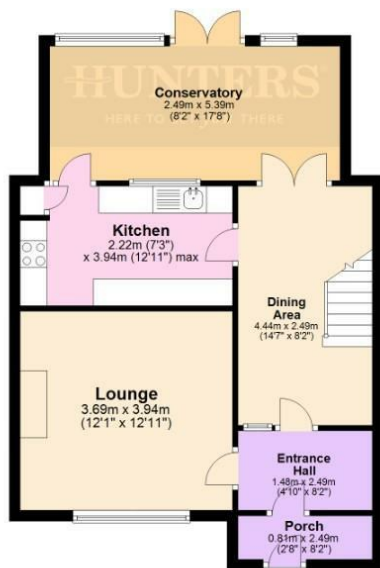
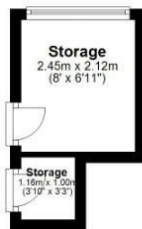
Please note this property is CONCRETE CONSTRUCTION so please check with your lender before viewing.

Call Hunters today to arrange your viewing!





Ground Floor
Approx. 62.0 sq. metres (667.5 sq. feet)



Total area: approx. 100.9 sq. metres (1086.4 sq. feet)

First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

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