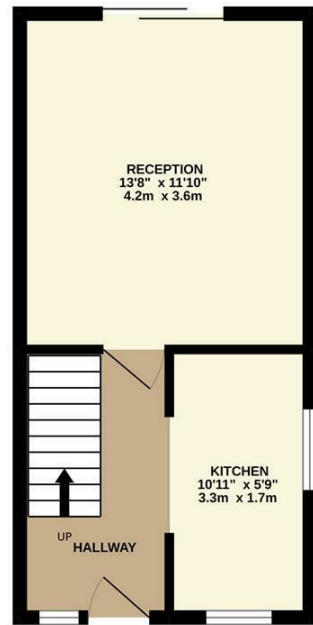


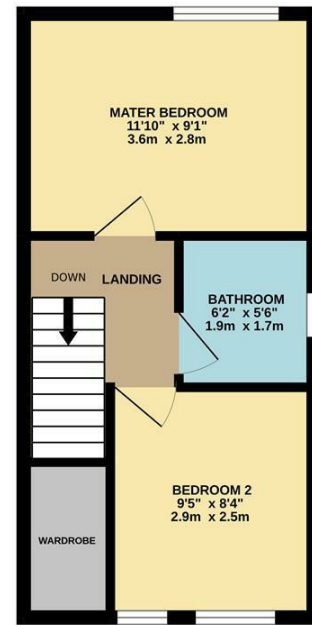
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with MetreX 02022

ASHURST CLOSE
CRAYFORD DA1 4SX
Guide price £375,000



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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.





Guide Price £375,000 - £400,000

Situated on the popular Ashurst Close, this well-presented semi-detached home offers a fantastic opportunity for buyers seeking a property that is ready to move straight into. Maintained in good condition throughout, the house combines practical living space with a comfortable and homely feel, making it ideal for first-time buyers, small families, or those looking to downsize.

The ground floor features a bright and spacious reception room measuring over 13 feet, providing an inviting space for both relaxing and entertaining. To the rear, the kitchen is well laid out with ample storage and worktop space, all appliances are integrated and there is a filtered/boiling water tap too. The entrance hallway connects the home neatly and provides access to the staircase leading to the first floor.

Upstairs, the property offers two well-proportioned bedrooms, including a generous main bedroom and a second bedroom suitable for guests, children, or a home office. A neatly presented family bathroom completes the first-floor accommodation, along with a convenient landing space and built-in storage.

Externally, the home benefits from a garage positioned to the side, offering excellent additional storage or parking potential, a valuable feature for properties in this area. The rear garden is low maintenance and has decking area and artificial grass. As a semi-detached house, it also enjoys added privacy and a sense of space compared to terraced homes.

The location is particularly appealing, with easy access to Dartford, Crayford and Bexleyheath town centres. Families are particularly well served by a range of respected schools nearby.

Overall, this is a well-maintained and conveniently located home offering comfortable living space, strong local amenities, excellent schooling options, and superb connectivity—an ideal choice for a wide range of buyers.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ASHURST CLOSE

CRAYFORD DA1 4SX

- TWO BEDROOM SEMI DETACHED
- QUIET CUL DE SAC
- ROOM TO EXTEND (STPP)
- GREAT CONDITION THROUGHOUT
- GREAT TRANSPORT LINKS NEARBY
- EPC- C
- 583 SQ FT
- BAND C COUNCIL TAX
- GARAGE TO SIDE

