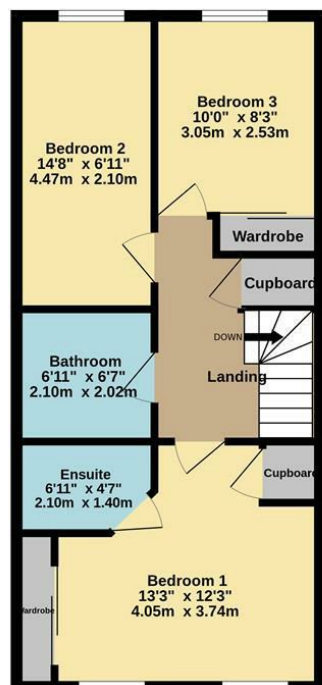
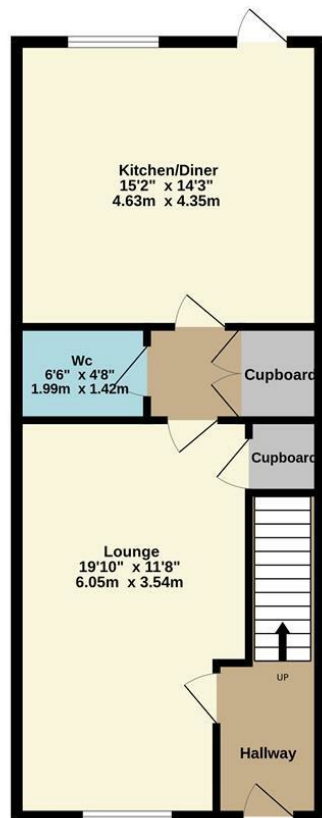


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

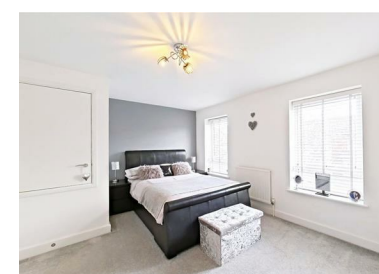
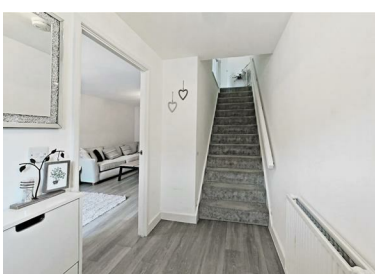
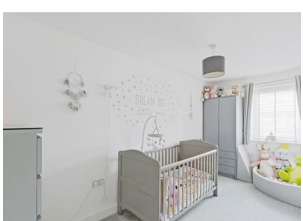
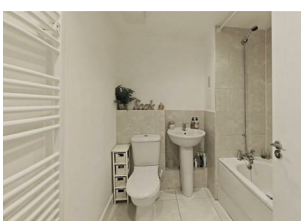


Ground Floor
589 sq.ft. (54.7 sq.m.) approx.

1st Floor
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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VIRGINIA ROAD
CRAYFORD DA1 4FS
Offers over £450,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

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www.mlstateagents.co.uk

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.





This larger than average three double bedroom modern terraced home is presented in exceptional condition throughout, offering generous proportions, high-quality finishes and thoughtful upgrades — making it the ideal purchase for first-time buyers or growing families.

The ground floor is beautifully arranged to suit modern lifestyles, featuring a spacious through lounge filled with natural light, and a large kitchen/diner to the rear—perfect for entertaining and everyday family life. This space opens seamlessly onto a low-maintenance garden with artificial lawn, creating an ideal indoor-outdoor flow. A downstairs WC adds convenience, while the home also benefits from excellent storage cupboards throughout, a rare and highly practical feature.

A standout addition is the stylish Amtico flooring, which runs through key areas of the home, enhancing both durability and contemporary appeal.

Upstairs, the property continues to impress with three generously sized double bedrooms, including a superb principal bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, there is off-street parking for two vehicles, while the inclusion of solar panels adds an eco-friendly touch, helping to keep energy costs down.

Located close to highly regarded primary and secondary schools, this home is perfectly positioned for family living. A small annual maintenance charge of approximately £500 is payable.

A beautifully finished, energy-efficient home offering space, comfort and style in equal measure — early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

VIRGINIA ROAD

CRAYFORD DA1 4FS

- 3 DOUBLE BED FAMILY HOME
- DOWNSTAIRS WC/UPSTAIRS BATHROOM/EN SUITE SHOWER ROOM
- SPACIOUS ACCOMMODATION THROUGHOUT
- DRIVEWAY FOR 2 VEHICLES
- CLOSE TO FANTASTIC PRIMARY AND SECONDARY SCHOOLS
- SOLAR PANELS MAKING THIS ECO FRIENDLY
- EPC- TBC
- 1099 SQ FT
- COUNCIL TAX BAND E
- PERFECT HOME FOR FIRST TIME BUYERS LOOKING FOR SPACE AND A MODERN DESIGN

