



Ideal first time buyer/family three bedroom terrace house situated in a cul-de-sac within walking distance of Slade Green parade, zone 6 station with links to Abbey Wood's Elizabeth line and bus stops with the added advantage of being chain free. Your internal viewing is highly recommended.

Guide Price £370,000



Leycroft Gardens

Slade Green

Kent

DA8 2PA

### Front Garden

### Entrance Hall

Double glazed entrance door. Carpet. Radiator.

### Lounge

16'9 x 12'3 into bay (5.11m x 3.73m into bay)  
Double glazed bay window to front. Laminate wood floor.  
Radiator. Built-in storage cupboard.

### Dining Area

10'8 x 7'6 (3.25m x 2.29m )  
Double glazed french door leading to garden. Laminate wood floor. Coved ceiling. Radiator.

### Kitchen

10'8 x 7'4 (3.25m x 2.24m )  
Double glazed window to rear. Double glazed door leading to garden. Tiled floor. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, fire burner hob and extractor fan. Plumbing for washing machine.

### Landing

Carpet. Access to loft with pull down ladder.

### Bathroom

8'2 x 5'4 (2.49m x 1.63m)  
Double glazed opaque window to rear. Laminate floor. Partly tiled walls. Chrome heated towel rail. Panel bath with double head shower. Glass shower screen. Pedestal hand wash basin. Low level w.c.

### Bedroom One

12'6 9'6 (3.81m 2.90m)  
Double glazed window to rear. Laminate wood floor. Radiator. Built-in storage cupboard.

### Bedroom Two

13'8 x 8'9 (4.17m x 2.67m )  
Double glazed window to front. Laminate wood floor. Coved ceiling. Radiator. Built-in storage cupboard.

### Bedroom Three

10'7 x 6'2 (3.23m x 1.88m )  
Double glazed window to front. Carpet. Built-in storage cupboard. Boiler cupboard.

### Garden

55' (16.76m)  
Paved area. Decking area. Flower beds. Shed. Rear access.

### Garage

En-Bloc (to be confirm by vendors solicitors.)





Hazell Holland offers in a cul-de-sac location of Leycroft Gardens, Slade Green, this no chain terraced house with a delightful blend of comfort and convenience. Spanning an impressive 893 square feet, the property features three generously sized bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The heart of the home is the kitchen, equipped with a modern oven, a five-burner hob, and an extractor fan, ensuring that culinary enthusiasts will feel right at home.

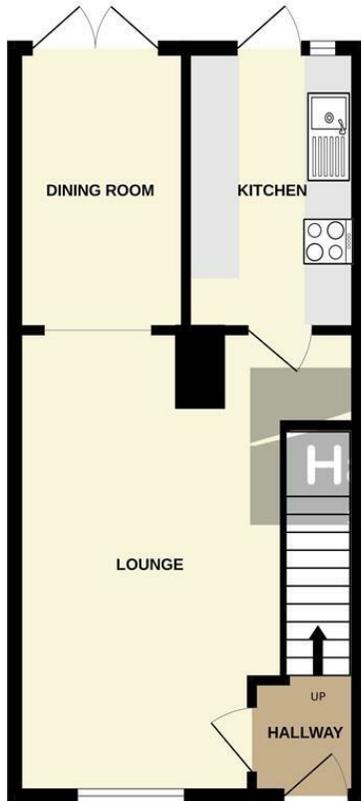
The property boasts a well-maintained bathroom and a rear garden that provides a private outdoor space for leisure and recreation. Additionally, the garage en-bloc offers valuable storage or parking options, enhancing the practicality of this lovely residence.



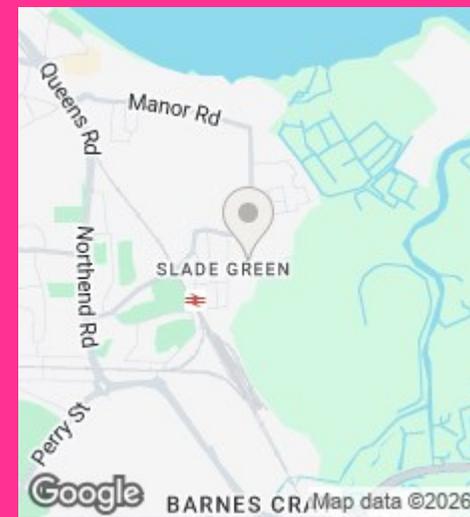
Situated within walking distance to Slade Green parade and zone 6 station with links to Abbey Wood's Elizabeth line, this home is perfectly positioned for those who appreciate easy access to amenities and transport links. Furthermore, the nearby parks and playing fields offer ample opportunities for outdoor activities, making it a wonderful location for families and nature lovers alike.

This property is a must-see, and we encourage you to arrange a viewing today to fully appreciate all that it has to offer.

GROUND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



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TOTAL FLOOR AREA: 786 sq.ft. (73.0 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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

