



This well-positioned three-bedroom semi-detached home offers an ideal setting for family living, with excellent access to local amenities, schools, and transport links.

Situated within walking distance of Crayford town centre, the property places everyday conveniences right on your doorstep — including Sainsbury's, cafés, shops and pubs. Families will appreciate the close proximity to popular local schools, making the morning routine refreshingly simple.

Commuters are well catered for too, with Crayford Station within easy reach, providing direct connections into London and surrounding areas.

Guide price £430,000



  
**Hazell Holland**  
SALES & LETTINGS

Maiden Lane  
Crayford  
Kent  
DA1 4PT



### Entrance Hall

Double glazed opaque entrance door. Laminate wood flooring. Radiator.

Laid to lawn.

### Bathroom

8'2 5'5 (2.49m 1.65m)

Double glazed opaque window to rear. Laminate wood floor. Tiled walls. Low level w.c. Vanity hand wash basin. Panel bath.

### Lounge

17'9 x 11'8 x 11'4 x 6'4 (5.41m x 3.56m x 3.45m x 1.93m)

Double glazed window to front. Laminate wood floor. Radiator.

### Kitchen

11'4 x 8'5 (3.45m x 2.57m)

Double glazed window to rear. Double glazed opaque door leading to garden. Tiled floor. Double radiator. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units. Plumbing for washing machine.

### Landing

Double glazed window to rear.

### Bedroom One

12' x 9'9 (3.66m x 2.97m )

Double glazed window to front. Laminae wood floor. Radiator. Fitted wardrobe.

### Bedroom Two

Double glazed window to rear. Laminate wood floor. Coved ceiling. Radiator. Access to loft.

### Bedroom Three

10'5 x 5'9 (3.18m x 1.75m)

Double glazed window to side. Laminate wood floor. Double radiator.

### Garden

37' x 20' (11.28m x 6.10m )

Bloc paved area. Brick built shed. Side access.

### Own Drive

### Front Garden



Hazell Holland brings to market this end-terrace house, built in 1945, is located on Maiden Lane in Crayford. Spanning 797 square feet, the property features one reception room, three bedrooms, and a bathroom, making it a practical choice for families or those seeking extra space.

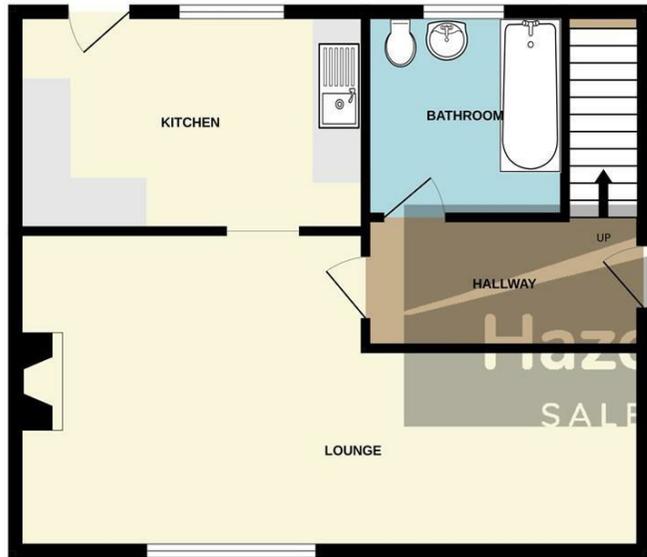
The location is particularly advantageous, being in close proximity to the town centre, where you will find a variety of local shops, pubs, takeaways, and restaurants, including a Sainsbury's for your grocery needs. Families will appreciate the nearby schools, such as Haberdasher and St Paulinus, which are well-regarded in the area.

Transport links are excellent, providing easy access to Bluewater shopping centre, a popular destination for retail and leisure. Additionally, the property is conveniently situated near Hall Place, a beautiful park, and Barnehurst Golf Course, perfect for those who enjoy outdoor activities.



This house presents a wonderful opportunity for those looking to settle in a vibrant community with all essential amenities at hand.

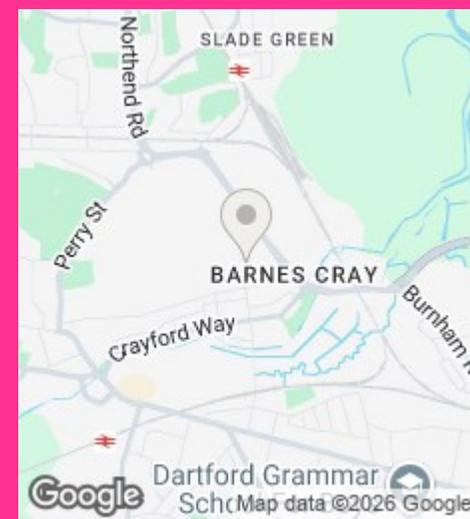
GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA : 732sq.ft. (68.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		68	
(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	

