

SELLING & RENTING  
HOMES

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



## 31, RIDGEWAY CRAYFORD

**£800 Per Month**

- Room to rent with private en-suite.
- Modern throughout.
- Walking distance to Crayford Train Station.
- All bills included.
- Fully furnished.

Room to rent with a private en-suite. \* ALL BILLS INCLUDED \*

Land Estates are pleased to bring to the market, this spacious, fully refurbished room on Ridge Way in Crayford. Ideal for working professionals who want a comfy, hassle free place to call home.

The room has been renovated to a high standard with a clean, modern vibe throughout. It comes fully furnished with a double bed, wardrobe, chest of drawers, table and chairs. You'll also have access to a shared kitchen.

Ridge Way is ideally located, offering easy access to a variety of transport links, including Crayford Train Station. With a range of local amenities also within close proximity, the area is particularly well suited to working professionals seeking convenient access to London while enjoying a comfortable and convenient lifestyle.

The property is offered furnished and is available now.

Please contact Land Estates to arrange a viewing.







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

**EPC Rating:**      **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Land Estate  
6 Market Street  
Dartford  
Kent  
DA1 1ET

01322 413501  
info@landestate.co.uk  
www.landestate.co.uk



**LAND ESTATES**  
SALES, LETTINGS & MANAGEMENT