



For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	89	64	83

### Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



**Beech Walk, Crayford, Kent, DA1 4NP**  
**END OF TERRACE HOUSE | TWO DOUBLE BEDROOMS | MODERN FIRST FLOOR BATHROOM | OFF STREET PARKING**

**GAMES ROOM/GARAGE | TWO RECEPTION ROOMS | GROUND FLOOR W/C | 21FT KITCHEN/BREAKFAST ROOM**

**Guide Price: £325,000-£350,000**



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**\*\* END OF TERRACE HOUSE \*\* TWO DOUBLE BEDROOMS \*\* MODERN FIRST FLOOR BATHROOM \*\* GROUND FLOOR W/C \*\* OFF STREET PARKING \*\* GAMES ROOM/GARAGE \*\* TWO RECEPTION ROOMS \*\* 21FT KITCHEN/BREAKFAST ROOM \*\* DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* CALL HUNTERS TO VIEW \*\***

**ENTRANCE HALL**

Obscured double glazed door to front, double panel radiator, carpet as laid.

**LOUNGE**

4.70m (15' 5") x 3.33m (10' 11")

Double glazed window to front, window shutters, carpet as laid, coved ceiling, double panel radiator.



**RECEPTION TWO**

2.77m (9' 1") x 2.13m (7' 0")

Double glazed french doors to rear, double panel radiator, carpet as laid, coved ceiling.



**KITCHEN BREAKFAST ROOM**

6.53m (21' 5") x 3.73m (12' 3") narrowing to 2.64m (8' 8")

Double glazed window to front, window shutter, laminate flooring, coved ceiling, double panel radiator, double glazed window to rear, double glazed door to rear, integrated electric oven and gas hob with chimney extractor over, space for fridge/freezer, space for washing machine, single drainer sink unit with mixer tap over, part tiled walls, wall and base units, under stairs cupboard.



**GROUND FLOOR WC**

Close coupled WC, hand basin, coved ceiling, tiled floor.

**LANDING**

Double glazed window to rear, access hatch to loft space, carpet as laid,

**BEDROOM ONE**

4.70m (15' 5") x 2.69m (8' 10")

Double glazed window to front, window shutters, carpet as laid, double panel radiator.



**BEDROOM TWO**

4.27m (14' 0") x 2.36m (7' 9")

Double glazed window to front, window shutters, single panel radiator, carpet as laid, fitted wardrobe.



**BATHROOM**

2.46m (8' 1") x 2.24m (7' 4")

Obscured double glazed window to rear, window shutters, tiled floor, part tiled walls, close coupled WC, vanity wash hand basin with mixer tap over, panelled bath with mixer tap.



**PARKING**

Imprinted driveway, walled.

**GARDEN**

Laid to lawn, paved patio, fenced surround, outside tap, side access.



**GARDEN ROOM/GARAGE**

5.84m (19' 2") x 2.82m (9' 3")

Double glazed french doors, spot lit ceiling, bar, tiled floor.



**OPENING HOURS**

Monday - Friday: 09:00 - 18:00

Saturday: 09:00 - 17:00

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.