



17 Burgate Close Crayford DA1 4ST

Leasehold



Council Tax: B
EPC Rating: C

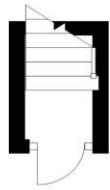
Located in a cul de sac on the popular Barnehurst borders within close proximity to stations, schools, shops and transport links we are pleased to present this chain free first floor maisonette that should prove a ideal first time/investment property.

- 18' x 13' lounge
- 10' x 9' master bedroom
- 13' x 5' kitchen
- Double glazing
- Own rear garden
- Overlooking fields

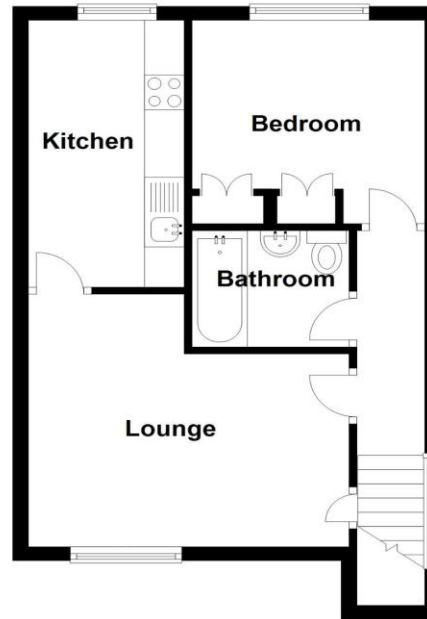
Guide Price £180,000 to £190,000

ROBINSON-JACKSON
Our service will *move* you

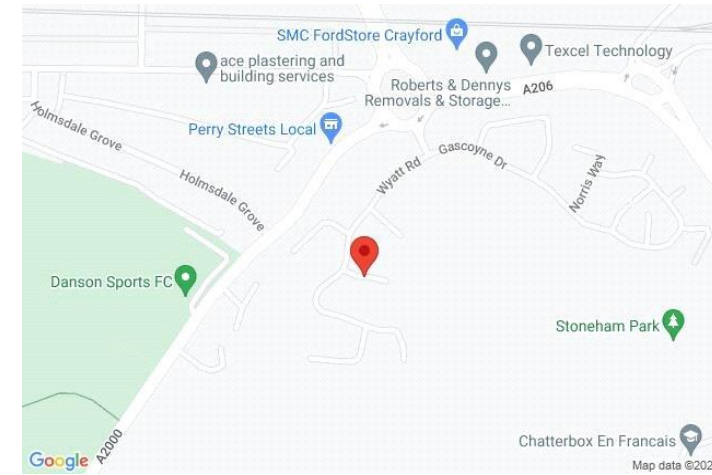
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using PlanUp.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Entrance Hall Part opaque glazed wooden entrance door. Stairs to first floor. Carpet. Textured ceiling.

Lounge 5.61m x 3.8m x 3.96m (18'5" x 12'6" x 13') Double glazed window to front. Storage heater. Carpet. Dado rail. Built in cupboard. Door leading to kitchen.

Kitchen 4.04m x 1.8m (13'3" x 5'11") Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Electric cooker point. Vinyl flooring. Textured ceiling.

Bedroom 1 3.07m x 2.87m (10'1" x 9'5") Double glazed window to rear. Storage heater. Built in wardrobe. Storage cupboard housing water tank. Carpet.

Bathroom 1.93m x 1.45m (6'4" x 4'9") Three piece white bathroom suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level wc. Vinyl flooring. Part tiled walls. Spot lights. Extractor. Access to loft.

Exterior

Garden Mainly laid to lawn.

Parking Allocated parking space (to be verified by the vendors solicitor).

Leasehold Information

Lease Term: 999 years from 1 January 1980 (to be verified by vendors solicitor)

Unexpired Lease: 955 Years remaining (to be verified by vendors solicitor)

Ground Rent: Peppercorn (to be verified by vendors solicitor)

Additional Information

Crayford & Bexleyheath are adjacent neighbourhoods with Bexleyheath being home to the borough's largest shopping facility, where you'll find high-street names, and supermarkets. There's a bowling alley, a cinema, Crook Log Leisure Centre, regular specialist markets, family-friendly restaurants and both neighbourhoods having mainline stations in to London too.

Families are also attracted to Barnehurst/Bexleyheath for the schooling – with two of the borough's grammars and excellent primaries close by. The Red House – an Arts & Crafts property designed for the artist and socialist William Morris - is Bexleyheath's premier cultural attraction.