



Cray Road | Crockenhill, BR8 8LP



£450,000 to £475,000

Freehold

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## Cray Road, Crockenhill

Located in the sought after village of Crockenhill is this impressive family home. Offering a versatile living space with 2 bedrooms to the first floor, to the ground floor are 2 further bedrooms, study area, large reception room, kitchen and shower room. Outside is a fantastic rear garden extending some 150 feet with a Southern aspect. Off street parking and garage.

Available Chain Free, internal viewing essential to appreciate the scale and potential this home offers.

Previously granted planning permission for Demolition of existing rear conservatory. Erection of a single storey rear extension and loft conversion incorporating rear dormer with gable side roof conversion and alterations to existing fenestration. Please see sevenoaks planning portal <https://pa.sevenoaks.gov.uk/online-applications/propertyDetails.do?activeTab=relatedCases&keyVal=001BBFBKLI000>



## Interior

**Hallway** Offering access to all ground floor rooms.

**Kitchen** 5.97m x 2.57m (19'7" x 8'5") Double glazed window to side and door to rear. Wall and base cabinets with countertop over with inset sink/drain and gas hob. Integrated oven. Space for washing machine and fridge/freezer.

**Reception Room** 8.15m x 3.84m (26'9" x 12'7") Double glazed patio doors to conservatory. Radiators.

**Conservatory** 3.35m x 2.26m (11' x 7'5") Double glazed windows all round with sliding patio door. to garden. Access from reception room.

**Shower Room** Opaque double glazed window to side. Walk in shower. Vanity wash basin. Low level wc. Heated towel rail.

**Bedroom One** 3.61m x 2.82m (11'10" x 9'3") Double glazed window to front. Radiator.

**Bedroom Four** 3.63m x 3.1m (11'11" x 10'2") Double glazed window with tertiary glazing to rear. Radiator Wardrobe. Eaves storage.

**Reception Room Two** 3.63m x 2.74m (11'11" x 9') Double glazed window to front. Radiator. Stairs to first floor.

**First Floor Landing** Access to bedrooms. Storage cupboard with eaves storage access.

**Bedroom Two** 3.94m x 3.63m (12'11" x 11'11") Double glazed window to rear. Radiator. Storage cupboard.

**Bedroom Three** 3.3m x 2.41m (10'10" x 7'11") Double glazed window to front. Radiator.

## Exterior

**Rear Garden** Measuring approximately 110' (34m) Offering a Southern aspect providing a paved patio, real grass lawn and a series of outbuildings.

**Garage**

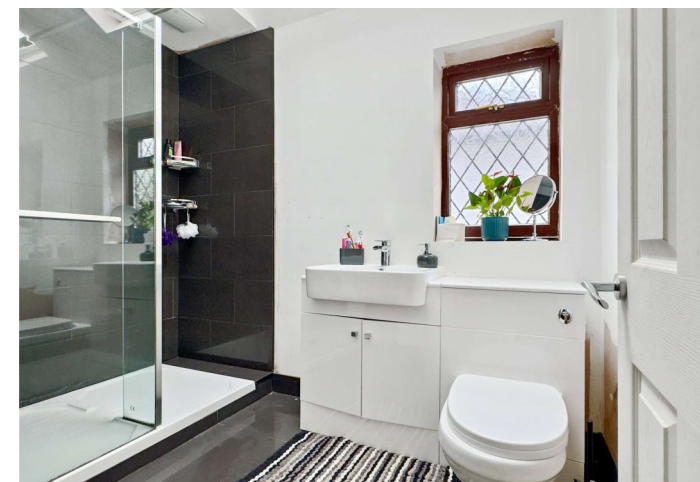
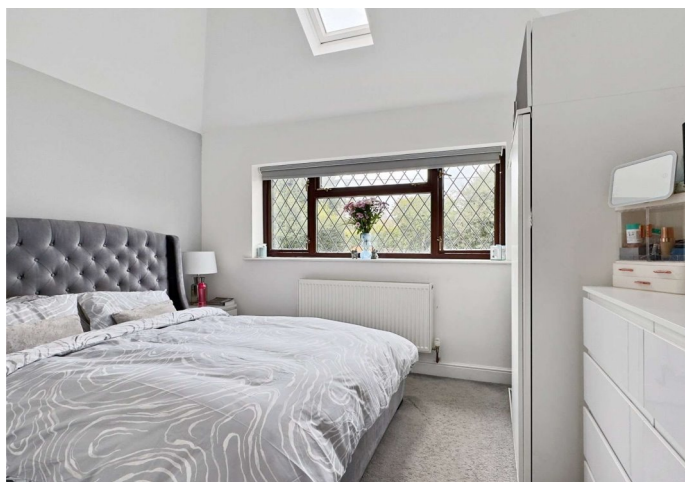
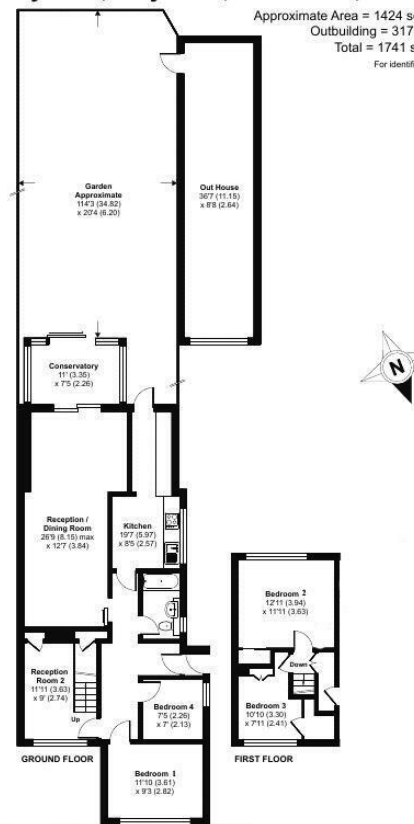
**Shared Drive**

**Private Drive** Off street parking

## Kynleith, Cray Road, Crockenhill, Swanley, BR8

Approximate Area = 1424 sq ft / 132.2 sq m  
Outbuilding = 317 sq ft / 29.4 sq m  
Total = 1741 sq ft / 161.7 sq m

For identification only - Not to scale





## Property Features

- Council Tax: E
- EPC Rating: E
- Guide Price £450,000 - £475,000
- 4 Bedrooms
- 2 Reception Rooms
- Conservatory

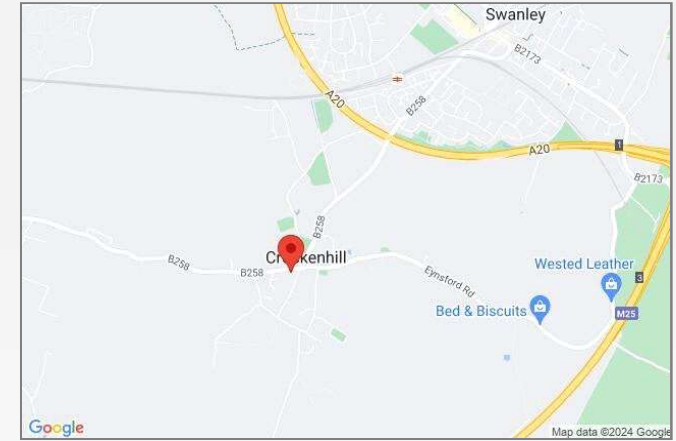
- Amazing Shower Room
- Garage/Outbuilding
- Off Street Parking
- Over 100' Garden
- Chain Free

### Additional Information

New boiler fitted 2021 after EPC created.

## Property Location

Cray Road, Crockenhill, BR8 8LP



\*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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