

18 Walker Close
Crayford
Kent
DA1 4SR
Freehold

1980's built no chain starter home that should prove an ideal first time/investment purchase located in a cul de sac on the popular Barnehurst border within a mile of three mainline stations, transport links Erith and Crayford town centres. The property is currently let with the possibility of continuing with the current tenant for an investment buyer achieving £888.00pcm

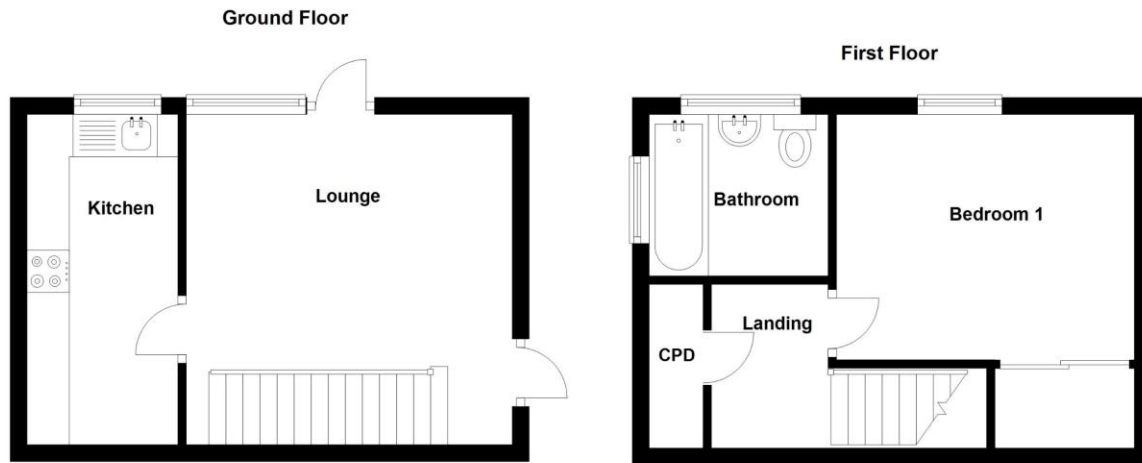
- 13' x 11' Lounge
- Double glazing and gas central heating
- 37' rear garden
- 13' x 5' Kitchen
- 6' x 5' White bathroom suite
- No chain

Guide Price £250,000

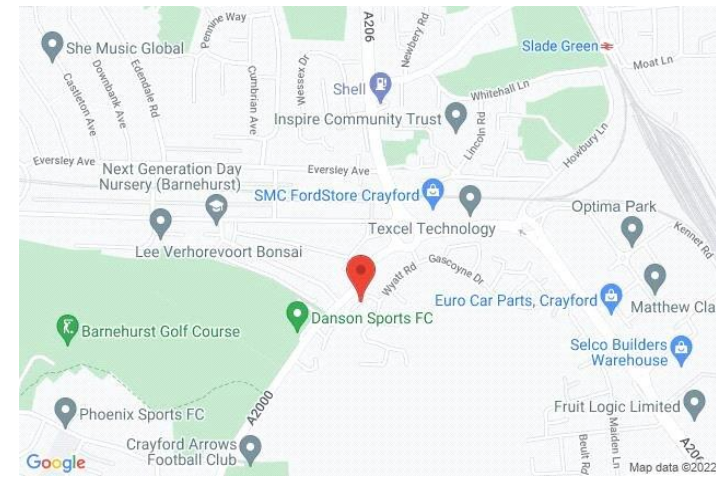


Council Tax: C
EPC Rating: C

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Total area: approx 42 square metres
 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 Opaque part double glazed UPVC entrance door. Wood laminate flooring.

Lounge 4m x 3.5m (13'1" x 11'6") Double glazed door to garden and double glazed window to front. Radiator. Wood laminate flooring. Dado rail. Door leading to kitchen. Stairs to first floor.

Kitchen 4.04m x 1.65m (13'3" x 5'5") Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splashback. Plumbing for washing machine. Space for gas cooker. Space for fridge/freezer. Extractor. Wall mounted boiler. Ceramic tiled flooring.

Landing Storage cupboard. Access to loft.

Bedroom 1 3.15m x 3.05m (10'4" x 10') Double glazed window to rear. Radiator. Built in double wardrobe. Carpet.

Bathroom 1.88m x 1.65m (6'2" x 5'5") Opaque double glazed window to rear. Three piece white suite comprising: panelled bath with separate taps, pedestal wash hand basin and low level wc. Ceramic tiled floor. Part tiled walls.

Exterior

Garden 11.28m (37') Patio area. Mainly laid to lawn. Gated side access.

Parking Allocated parking space (to be verified by Vendors solicitor)

Additional Information

Crayford and 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.