



4 Walker Close | Crayford, Dartford, DA1 4SR



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Guide Price £210,000

Leasehold

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Walker Close, Crayford

Located in a cul de sac on the popular Barnehurst border within close proximity to 3 mainline stations is this immaculate first floor maisonette that should prove an ideal first time/investment purchase with the advantage of lease in excess of 950 years.

Property Features

- Council Tax: B
- EPC Rating: C
- 12' x 12' Lounge
- 12' x 5' Kitchen
- Modern Shower room
- Double glazing and gas central heating
- Allocated parking space
- Ideal first time/Investment purchase



Interior

Entrance Hall Opaque part double glazed UPVC entrance door. Radiator. Carpet. Stairs to first floor.

Landing Double glazed window to side. Carpet. Coved ceiling. Access to loft.

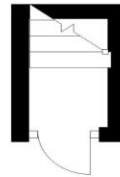
Lounge 3.9 (12'10")m x 3.7 (12'2")m narrowing to 2.95 (9'8")m Double glazed window to front. Radiator. Storage cupboard. Carpet. Coved and textured ceiling. Door to kitchen.

Kitchen 3.86m x 1.68m (12'8" x 5'6") Double glazed window to rear. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splashback. Plumbing for washing machine. Gas cooker point. Space for fridge freezer. Wall mounted boiler. Breakfast bar area. Ceramic tiled flooring. Coved and textured ceiling.

Bedroom 3.73m x 2.84m (12'3" x 9'4") Double glazed window to rear. Radiator. Airing cupboard housing hot water tank. Full height fitted wardrobes with mirrored sliding doors. Carpet. Textured ceiling.

Shower Room 1.93m x 1.42m (6'4" x 4'8") Three piece white suite comprising: Double sized shower unit with mixer shower over, tiled walls and sliding door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Ceramic tiled flooring. Tiled walls. Extractor.

Ground Floor



First Floor



Total area: approx 44 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.





Exterior

Parking Allocated parking space (to be verified by 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

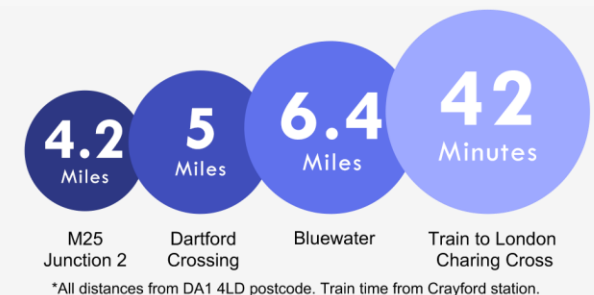
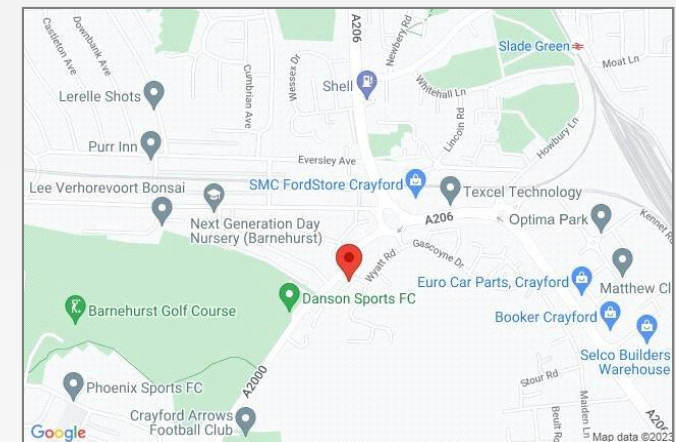
Additional Information

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.

Property Location

Walker Close, Crayford, Dartford, DA1 4SR



**FOR MORE INFORMATION
CONTACT US TODAY.**

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