



6 Walker Close | Crayford, Dartford, DA1 4SR



Guide Price £220,000

Leasehold

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Walker Close, Crayford

A beautifully presented one double bedroom ground floor maisonette located in a quiet cul de sac within close proximity to 3 mainline stations. This immaculate ground floor maisonette should prove an ideal first time/investment purchase with its private front and rear gardens, allocated parking and 950+ year lease.

Accommodation comprises - porch area, open plan lounge & dining room, fitted kitchen, double bedroom and modern three piece bathroom suite. Externally there are private front and rear gardens.

Property Features

- Council Tax: B
- EPC Rating: C
- Private garden
- Double glazing & Gas central heating
- Long lease, peppercorn rent no management fees
- Immaculate condition throughout
- Allocated parking space



Interior

Porch 1.4m x 0.91m (4'7" x 3') UPVC entrance door. Shelving. Wooden flooring.

Lounge 5.23 m narrowing to 3.58m x 3.48m narrowing to 1.68m (17'2" narrowing to 11'9" x 11'5" narrowing to 5'6") Double glazed window to front. Radiator. Wooden flooring.

Kitchen 3.89m x 1.63m (12'9" x 5'4") Double glazed window to rear. Part glazed UPVC door to garden. Range of wall and base units with work surfaces over. Stainless steel sink with hose tap. Plumbing for washing. Space for fridge freezer. Gas cooker point. Wall mounted boiler. Vinyl flooring.

Bathroom 1.85m x 1.24m (6'1" x 4'1") Three piece white suite comprising: Panelled bath with mixer taps and rainforest shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls.

Bedroom 3.7m x 2.82m (12'2" x 9'3") Double glazed window to rear. Radiator. Fitted wardrobes. Carpet.

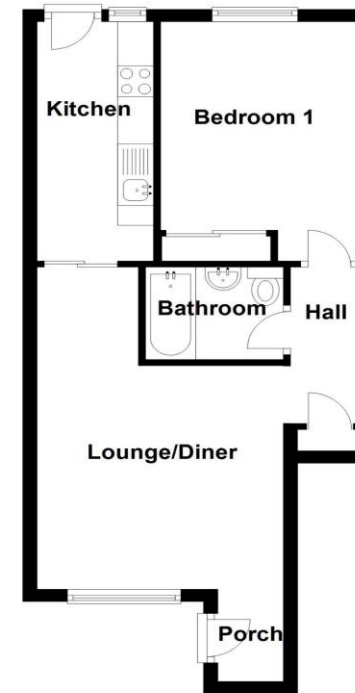
Exterior

Front Garden Slate gravel. Paved pathway to front door.

Rear Garden 9.86m x 5.16m (32'4" x 16'11") Paved patio area. Mainly laid to lawn. Shed. Outside tap. Outside power point. Outside lighting.

Parking Allocated parking space (To be verified by vendors solicitor)

Ground Floor



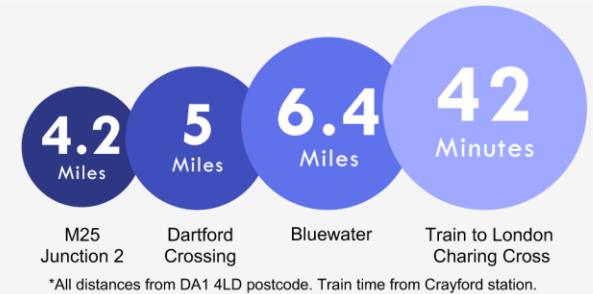
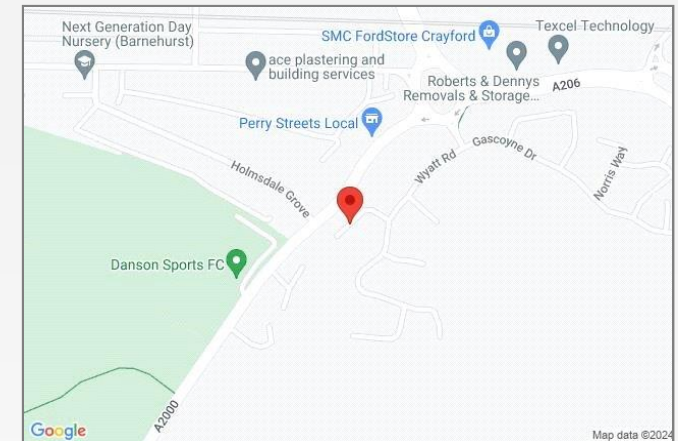
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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.





Property Location

Walker Close, Crayford, Dartford, DA1 4SR



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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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