



32 Tanners Close | Crayford, Kent DA1 4FF



Asking Price £265,000

Leasehold

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Tanners Close, Crayford

Well presented two bedroom, two bathroom modern first floor flat located on the popular Barnehurst borders within close proximity to Crayford town centre, Barnehurst golf course and zone 6 train stations.

Property Features

- Council Tax: C
- EPC Rating: B
- 15'9 x 9'3 Lounge
- 9'2 x 5'11 Kitchen
- Family bathroom & En Suite shower room
- Two Double bedrooms
- Double glazing and gas central heating
- Secure allocated parking space



Interior

Communal Entrance Communal entrance door. Stairs to first flat.

Entrance Hall Radiator. Storage cupboard. Carpet.

Lounge 6.22m x 2.74m (20'5" x 9') Double glazed window to rear. Double glazed door to Juliet balcony. Two radiators. TV point. Carpet. Open to kitchen.

Kitchen 2.8m x 1.8m (9'2" x 5'11") Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Intergrated oven, hob, extractor and washer/dryer to remain. Space for fridge/freezer. Tiled flooring. Spotlights.

Bedroom 1 5.54m x 2.62m (18'2" x 8'7") Double glazed window to rear. Radiator. Cupboard housing combi boiler. Carpet. Door to En-suite.

En-Suite 1.9m x 1.6m (6'3" x 5'3") Three piece suite comprising: shower cubicle with mixer shower, pedestal wash hand basin and low level wc. Heated towel rail. Part tiled walls. Vinyl flooring.

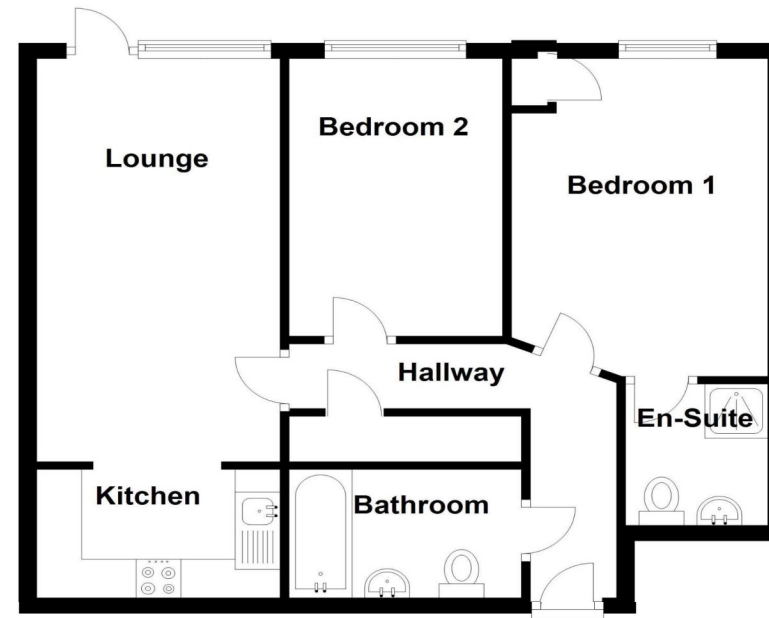
Bedroom 2 4.37m x 2.57m (14'4" x 8'5") Double glazed window to rear. Radiator. Carpet.

Bathroom 2.54m x 2.36m (8'4" x 7'9") Three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Spotlights.

Exterior

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

First Floor



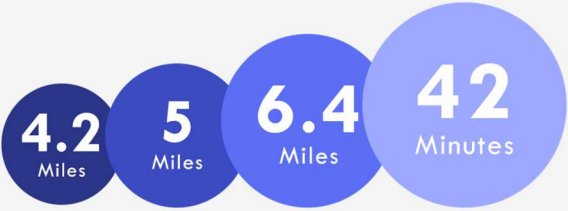
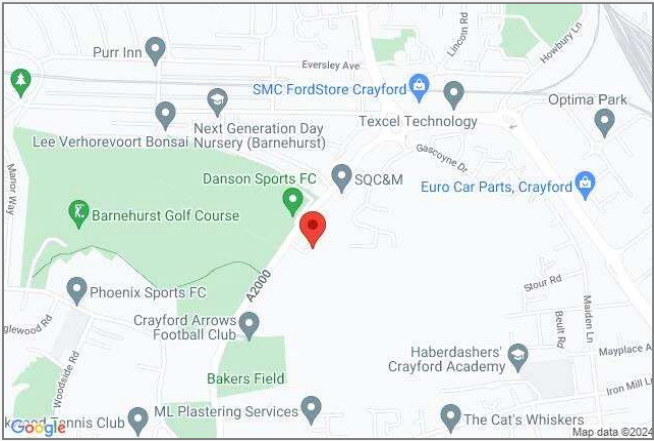
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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





Property Location

Tanners Close, Crayford, DA1 4FF



M25 Junction 2 Dartford Crossing Bluewater Train to London Charing Cross

*All distances from DA1 4LD postcode. Train time from Crayford station.

Leasehold Information

- Lease Term: TBC (to be verified by Vendors solicitor)
- Remaining Lease: TBC (to be verified by Vendors solicitors)
- Service Charge: TBC (to be verified by Vendors solicitors)
- Ground Rent: TBC(to be verified by Vendors solicitors)

Additional Information

Bexleyheath & Crayford 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 into 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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