



**Price**  
**£350,000**

**Freehold**

2x  1x  1x 

**Iron Mill Lane, Crayford,  
Kent, DA1**

*Wards*  
Helping you move forwards





## Main features

- **Good sized semi-detached house**
- **This property is being offered CHAIN FREE and is in need of updating**
- **Ground floor cloakroom**
- **Situated in a great location for schools**
- **Large driveway for multiple cars**



### Nearest Schools

Primary Schools: Barnes Cray 0.0 mls, St Paulinus C of E 0.2 mls, St Joseph's Catholic 0.4 mls. Secondary Schools & Further Education: Oakwood Sch 0.6 mls, Dartford Grammar Sch 1.1 mls, St Columba's Catholic Boys' Sch 1.2 mls.



### Transport Information

Train Stations: Crayford 0.5 mls, Slade Green 0.9 mls, Barnehurst 1.2 mls.

## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge Area: 14'7 x 12'4 (4.45m x 3.76m)

Dining Area: 8'5 x 7'6 (2.57m x 2.29m)

Kitchen: (L-shaped) 13'3 x 7'4 (4.04m x 2.24m)  
plus 5'0 x 4'3 (1.53m x 1.30m)

Conservatory

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 22'8 x 8'9 (6.91m x 2.67m)

Bedroom 2: 9'2 x 6'6 (2.80m x 1.98m)

Bathroom

### OUTSIDE

Driveway

Rear Garden

**Call Barnehurst - 01322 335525 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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