



LIVERMORES  
THE ESTATE AGENTS

A three-bedroom bungalow situated on a sought-after road on the Erith/Bexleyheath Borders close to sought-after schools, amenities, and transport links. Offering a well-planned accommodation comprising lounge, kitchen, three bedrooms, conservatory, and wet room. Externally, there is a delightful rear garden with a selection of established plants, shrubs and a paved patio area. A generous block paved frontage provides plenty of private off-street parking, with a garage. With the opportunity to potentially extend the accommodation (subject to obtaining the relevant and necessary planning and building consent), this property is sure to attract much interest and as such.

VIEWINGS ARE HIGHLY RECOMMENDED!

**ENTRANCE HALL**

Timber laminate flooring, radiator, meter cupboard.

**KITCHEN**

3.3 x 1.78 (10'10" x 5'10")

Timber laminate flooring, radiator, double glazed window to side, selection of wall and base units, inset oven & hob, inset ceramic sink with mixer tap, wall mounted gas fired boiler

**LOUNGE**

4.67 x 3.73 (15'4" x 12'3")

Timber laminate flooring, radiator, double glazed window to side.

**CONSERVATORY**

3.73 x 3.3 (12'3" x 10'10")

Ceramic tiled flooring, radiator, patio doors leading to rear garden.

**BEDROOM ONE**

3.99 x 3.35 (13'1" x 11'0")

Carpet, radiator, double glazed bay window to front.

**BEDROOM TWO**

3.4 x 2.67 (11'2" x 8'9")

Carpet, radiator, double glazed window to front.

**BEDROOM THREE**

3.02 x 1.8 (9'11" x 5'11")

Carpet, radiator, double glazed window to side.

**WET ROOM**

Vinyl flooring, double glazed window to side, chrome heated towel rail, shower, low level WC.

**REAR GARDEN**

Mainly laid to lawn, patio area, timber shed.

**PARKING**

Paved driveway to front with garage.

**TENURE**

We have been advised by our vendors that this property is FREEHOLD.

**DISCLAIMER**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should be not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.