

LIVERMORES
THE ESTATE AGENTS

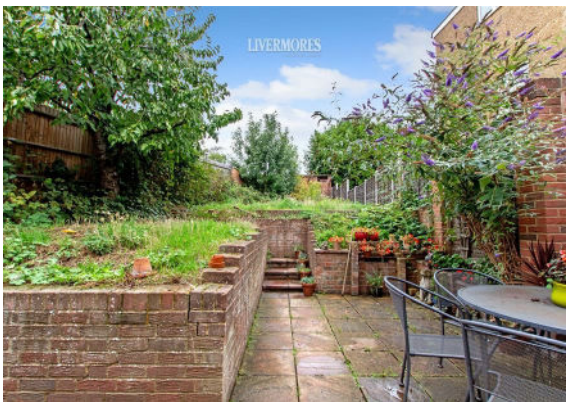


This three-bedroom detached house situated on a good sized plot is not to be missed! Entering the property, you are greeted by a large hallway, leading you directly to the bay-windowed living room, and on to the dining room at the rear, which has doors to the garden. The kitchen benefits from a room leading off from it, currently being used as a utility room, and a lean to. A downstairs cloakroom completes the ground floor. On the first floor are three bedrooms along with the family bathroom.

This property is in need of some modernisation, but offers plenty of scope for buyers looking for potential. Externally, this property is on a 0.09-acre plot that is comprised of a front garden, a West facing rear garden and a double garage.

VIEWINGS ARE HIGHLY RECOMMENDED

- ENTRANCE HALL
2.45 x 4.6 (8'0" x 15'1")
- DOWNSTAIRS TOILET
1.12 x 1.7 (3'8" x 5'7")
- LIVING ROOM
3.96 x 4.29 (13'0" x 14'1")
- DINING ROOM
3.67 x 4.44 (12'0" x 14'7")
- KITCHEN
3.03 x 3.67 (9'11" x 12'0")
- LEAN TO
1.97 x 1.80 (6'6" x 5'11")
- UTILITY ROOM
1.91 x 1.67 (6'3" x 5'6")
- LANDING
3.05 x 2.43 (10'0" x 8'0")
- BEDROOM ONE
3.95 x 4.34 (13'0" x 14'3")
- BEDROOM TWO
3.84 x 4.28 (12'7" x 14'1")
- BEDROOM THREE
3.06 x 3.22 (10'0" x 10'7")
- BATHROOM
2.41 x 1.93 (7'11" x 6'4")
- DOUBLE GARAGE
- WEST FACING GARDEN
63ft approx (206'8"ft approx)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Livermores The Estate Agents
 126 Crayford Road, Crayford, Kent, DA1 4ES
 01322 550777
 crayford@livermores.co.uk

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.