



A well proportioned 3 bedroom semi detached house on a popular residential road. Accommodation comprises a 17ft sitting room, kitchen and conservatory. Upstairs are three good size bedrooms and family bathroom. To the rear, is a pleasant Southerly facing rear garden with a large area of lawn bordered by mature shrubs and trees. A good size patio area provides an ideal space for al-fresco dining and outside entertaining. To the front, is a block paved driveway providing parking for two plus vehicles, with garage. A useful utility room off of the kitchen with downstairs cloakroom is currently being added to the property and the vendor advises that this will be fully completed in time for completion of a sale.

Within easy walking distance to a range of everyday shops. Well regarded schooling is also located within the local area, together with Abbey Wood mainline train station providing fast links to London.

Having happily lived at the property for 25 years, the current owners have decided its now time to downsize. This is a lovely family home in an enviable location and internal viewings are highly encouraged to appreciate the condition and feel this property has to offer. *Please note that the vendors on this property have found and there is a completed onward chain*

ENTRANCE HALL

LOUNGE
5.38 x 3.56 (17'8" x 11'8")

KITCHEN
5.64 x 2.72 (18'6" x 8'11")

CONSERVATORY
3.86 x 3.35 (12'8" x 11'0")

LANDING

MASTER BEDROOM
2.87 x 4.39 (9'5" x 14'5")

BEDROOM TWO
3.68 x 2.69 (12'1" x 8'10")

BEDROOM THREE
2.44 x 2.08 (8'0" x 6'10")

BATHROOM

REAR GARDEN
Approx. 90ft

PARKING
Driveway for two/three vehicles plus garage

TENURE
Our seller has informed us 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) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.