





Guide Price £700,000 to £725,000 - Situated within the sought-after Braeburn Park development, this spacious and beautifully presented family home will leave a lasting impression.

Upon entering, you are welcomed by a generous entrance hall, providing access to the impressive open-plan kitchen and reception room, creating the perfect space to entertain family and friends. Additionally, on the ground level you will find a separate dining room, spacious utility, W/C and access to the integral garage.

The first floor has an additional peaceful reception room with double doors leading to a study, along with two of the four generously-sized double bedrooms; one with an en-suite and the other next to a family bathroom.

The second floor comprises of a master bedroom and another double bedroom, each with a spacious en-suite making busy family mornings a breeze.

Externally, you will find a good sized garden - approximately 50ft in length featuring a patio, decking and lawn, accessible from the kitchen, utility room, and a side gate. An EV (electric vehicle) charging station is located at the property's front.

Amenities and public transport links are within a ten-minute walk of Melrose Avenue, making it an ideal location for those seeking access to a variety of shops, pubs, and restaurants on Crayford High Street and easy access to London and Bluewater. Furthermore, this property is located in the catchment area of some of the most sought-after schools in the area, such as Wilmington & Dartford Grammar School.

Viewings are highly recommended to truly appreciate this stunning home!

Tenure  
Our vendor has informed us that this is a freehold property.

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 not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



- Entrance Hall  
4.06m x 1.83m (13'4" x 6'86")
- Kitchen/Reception Room  
6.86m x 4.88m (22'6" x 16')
- Dining Room  
3.02m x 2.77m (9'11" x 9'1")
- Utility Room  
2.92m x 1.80m (9'7" x 5'11")
- W/C  
1.83m x 0.61m (6'89" x 2'87")
- First Floor Landing  
3.35m x 2.13m (11'39" x 7')
- Reception Room  
5.05m x 3.00m (16'7" x 9'10")
- Study  
2.92m x 1.73m (9'7" x 5'8")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.