



LIVERMORES  
THE ESTATE AGENTS

A chance to acquire an attractive 'Vickers' built three bedroom semi detached house that is situated conveniently for Crayford town centre and mainline station. The property has the benefit of a gas fired central heating system and double glazing plus a fitted kitchen diner with a conservatory leading off it. There is a separate cosy lounge and an upstairs bathroom with a white suite. Pleasant easy to maintain gardens are found to front and rear with the addition of off road parking with a dropped curb. CALL US TODAY FOR AN APPOINTMENT TO VIEW.

Entrance Hall

Living Room  
3.51 x 3.05 (11'6" x 10'0")

Kitchen/Diner  
6.25 x 3.89 (20'6" x 12'9")

Conservatory  
3.89 x 3.71 (12'9" x 12'2")

Landing

Bedroom One  
3.76 x 3.56 (12'4" x 11'8")

Bedroom Two  
3.73 x 2.59 (12'3" x 8'6")

Bedroom Three  
2.95 x 2.34 (9'8" x 7'8")

Bathroom

Gardens  
to front and rear

Parking  
Off-street parking

Tenure  
We have been advised by the vendor the 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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.