





We are delighted to offer to the market, this very well presented four bedroom end of terrace town house. This spacious, stylish family home provides well-planned, light and airy accommodation over three floors. On the ground floor there is a lounge with double French doors leading to the South facing rear garden, the kitchen is situated at the front and has contemporary style units and completing the ground floor, is a downstairs cloakroom. On the first floor are two double bedrooms, a single bedroom (currently being used as a study) and a family bathroom. Stairs leading to the second floor where you will find a large master bedroom which offers an en-suite shower room. Externally, a South facing garden adds to the many benefits of this stunning home, as well as two allocated parking spaces. Further features include energy efficient solar hot water, Hive thermostat and a house alarm. Highly recommended.

**Entrance Hall**

**Kitchen**  
3.02m x 2.97m (9'10" x 9'8")

**Lounge/Diner**  
4.9m x 4.4m (16'0" x 14'5")

**Ground Floor Cloakroom**

**First Floor**

**Bedroom Two**  
4.45m x 2.6m (14'7" x 8'6")

**Bedroom Three**  
3.7m x 2.6m (12'1" x 8'6")

**Bedroom Four/Study**  
3.2m x 2.54m (10'5" x 8'3")

**Family Bathroom**

**Second Floor**

**Master Bedroom**  
8.36m x 4.9m (27'5" x 16'0")

**En-Suite Shower Room**

**Rear Garden**  
Approximately 30ft.

**Residents Parking for Two cars**

**Tenure**

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

**Agents Note**

Please note that there is an estate charge for communal areas on the development, paid twice per annum at a fee of approximately £300.

**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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</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.