



GUIDE PRICE: £375,000 - £400,000 CHAIN FREE A three bedroom semi detached family home on a popular road. The property has been Let out for a number of years and would now benefit from some updating. Accommodation comprises kitchen, through lounge, and downstairs bathroom. The first floor features two double bedrooms and a single bedroom. The private rear garden features a summerhouse with power and light, offering great potential for multipurpose use. To the front is parking for two cars. Within close proximity to all local amenities, including Crayford mainline station with links to all main London stations. Slade Green is within walking distance, with trains into Abbey Wood for the Elizabeth Line into Canary Wharf and the City. Haberdashers Askes Academy is very close by and is a mixed secondary school with a sixth form. This property is an excellent home choice for families and professionals alike and a viewing at your earliest convenience is highly recommended. Please call the office to view - by appointment only.

**ENTRANCE HALL**

**LOUNGE**

6.40m 0.30m x 3.07m (21' 1 x 10'1)

**KITCHEN**

4.47m x 4.11m (14'8 x 13'6 )

**DOWNSTAIRS BATHROOM**

**LANDING**

**BEDROOM ONE**

3.28m x 3.00m (10'9 x 9'10)

**BEDROOM TWO**

3.58m x 2.41m (11'9 x 7'11)

**BEDROOM THREE**

2.64m x 2.41m (8'8 x 7'11)

**REAR GARDEN**

**PARKING**

FOR TWO CARS

**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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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.