



LIVERMORES  
THE ESTATE AGENTS

Guide Price £425,000 to £450,000 - We are delighted to offer this lovely family home to the market. Having lived at the property for 55 years, this has been a fantastic family home for the current vendor. The property is very well presented throughout and has obviously been well cared for during our clients' occupation. Conveniently situated within walking distance of Crayford Town Centre, and the main line station. Bexleyheath town centre is also close by, offering a selection of shops and eateries and many of the town's sought-after schools are easily accessible. The garden is a lovely feature of the property with a large south-facing lawned area and a mature gently sloping garden at the rear.

Entrance Hall

Living/Dining Room  
7.06m x 3.71m (23'2" x 12'2")

Kitchen  
3.25m x 2.24m (10'8" x 7'4")

Conservatory  
3.20m x 2.59m (10'6" x 8'6")

Landing

Bedroom One  
3.66m x 2.79m (12' x 9'2")

Bedroom Two  
3.40m x 3.35m (11'2" x 11')

Bedroom Three  
2.36m x 2.26m (7'9" x 7'5")

Rear Garden

Parking

Detached garage with power, light and own drive for off road parking.

Tenure - Freehold

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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 59        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| 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.