





Located on Woodfall Drive, this property is situated in a desirable cul-de-sac that offers easy access to local amenities and transport links. It is within close proximity to a range of schools, parks, shops, and restaurants, making it an ideal choice for families and professionals alike.

From the front door, you are welcomed by an entrance porch that leads you directly into the living room. Adjacent to the living room, you'll find a separate kitchen/diner, which offers ample space for dining and food preparation. The fitted Kitchen offers plenty of storage space, making it an ideal space for those who love to cook. Upstairs, you'll find two well-proportioned bedrooms. Both bedrooms are spacious and offer plenty of natural light, providing a comfortable and welcoming atmosphere. They are serviced by a well-appointed bathroom that includes a shower over bath.

Externally the property benefits from a pleasant garden with an attractive outlook, perfect for outdoor entertaining and relaxation. Additionally, you will find one off-street parking space to the front.

Viewings are highly recommended to fully appreciate this property's potential.

- Porch**
1.22m x 1.09m (4'0" x 3'7")
- Living Room**
4.45m x 3.35m (14'7" x 11'0")
- Kitchen/Diner**
3.35m x 2.39m (11'0" x 7'10")
- Landing**
1.78m x 0.84m (5'10" x 2'9")

Bedroom One
3.45m x 2.36m (11'4" x 7'9")

Bedroom Two
2.39m x 1.78m (7'10" x 5'10")

Bathroom
3.33m x 1.45m (10'11" x 4'9")

Garden
Parking
One allocated space, plus on-street 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		
(81-91) B		88
(69-80) C	68	
(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.