

LIVERMORES
THE ESTATE AGENTS



Guide Price £300,000 to £325,000 - Situated in a sought-after cul-de-sac, this property on Woodfall Drive provides effortless access to nearby amenities and transportation options. Its prime location in close proximity to schools, parks, shops, and restaurants makes it an excellent option for both small families and professionals.

As you step through the front door, you are greeted by an entrance porch that leads directly into the living room. Adjacent to the living room, there is a separate kitchen/diner that provides ample space for dining and food preparation. The kitchen is equipped with fitted cabinets that offer plenty of storage space, making it a perfect spot for cooking enthusiasts. Moving upstairs, you will discover two generously sized bedrooms; these bedrooms share a well-appointed bathroom featuring a shower over bath.

Viewings are highly recommended!

Porch

1.27m x 1.22m (4'1" x 4'0")

Lounge

4.44m x 3.38m (14'6" x 11'1")

Kitchen/diner

3.38m x 2.36m (11'1" x 7'8")

Landing

1.79m x 0.86m (5'10" x 2'9")

Bedroom One

3.44m x 2.67m (11'3" x 8'9")

Bedroom Two

2.38m x 1.75m (7'9" x 5'8")

Bathroom

3.13m x 1.47m (10'3" x 4'9")

Rear garden

10.44m x 3.84m (34'3" x 12'7")

Parking

One allocated parking space.

Tenure

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(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	

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