



Bascombe Grove is situated in the tranquil and highly sought-after Braeburn Park development. This area is always in high demand, thanks to its convenient location near Crayford Train Station (Zone 6) and regular bus services, ensuring effortless transportation for the entire family. The property has been thoughtfully extended, spanning three floors and creating a vast entertaining space on the ground floor, while providing spacious accommodation for the family upstairs. Within a mere five-minute walk, residents of Bascombe Grove can access a range of amenities and public transport links, making it an ideal location for those seeking convenience and easy access to a variety of shops, pubs, and restaurants on Crayford High Street, as well as seamless connections to London and the rest of Kent. Moreover, this property falls within the catchment area of highly sought-after schools, including Wilmington & Dartford Grammar School, making it an ideal choice for families with educational aspirations for their children.

Externally, the property boasts a rear garden that can be accessed through bi-folding doors, as well as convenient side access and one allocated parking space. This extended family home caters to the needs of many, and therefore, an internal viewing is highly recommended to fully appreciate its exceptional features.

- Entrance Hall  
4.01m x 1.82m (13'1" x 5'11")
- Lounge/Kitchen/Diner  
11.86m x 5.35m (38'10" x 17'6")
- Utility Room  
1.40m x 4.32m (4'7" x 14'2")
- Downstairs Toilet  
1.8m x 1.29m (5'10" x 4'2")
- 1st Floor Landing  
2.94m x 1.87m (9'7" x 6'1")
- Bedroom Three  
4.3m x 3.33m (14'1" x 10'11")
- Bedroom Four  
5.56m x 2.57m (18'2" x 8'5")
- Bedroom Five  
4.29m x 2.33m (14'0" x 7'7")
- Bathroom  
1.55m x 1.68m (5'1" x 5'6")
- 2nd Floor Landing  
1.87m x 2.52m (6'1" x 8'3")
- Bedroom Two  
3.34m x 4.3m (10'11" x 14'1")
- En-Suite Shower Room  
1.62m x 1.55m (5'3" x 5'1")
- Bedroom One  
5.78m x 2.84m (18'11" x 9'3")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	76	82
	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 and 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.