



Guide Price £325,000 to £350,000 - Welcome to your future home on Green Walk, Crayford! This charming two-bedroom, semi-detached house is a haven for both first-time buyers and those seeking a cosy downsizing option. With 721 square feet of living space, there's ample room to create lasting memories.

Upon entry, you'll be greeted by two spacious reception rooms, currently designed as a comfortable living room and a separate dining area. The well-lit kitchen overlooks a sun-drenched garden, infusing the downstairs with natural light. Ascend to the upper floor, where two generously sized bedrooms await, providing ample storage space and a 3-piece bathroom.

But the appeal doesn't stop there. This property is strategically located, offering the convenience of Crayford train station (Zone 6) within walking distance, granting you easy access to frequent London-bound services. Additionally, you're just a short walk from local shops, restaurants, bars, and schools, making everyday life a breeze.

Call us today to book your viewing!

Entrance Hall
3.95m x 1.56m (12'11" x 5'1")

Living Room
5.51m x 2.96m (18'0" x 9'8")

Dining Room
2.97m x 2.78m (9'8" x 9'1")

Kitchen
4.48m x 1.54m (14'8" x 5'0")

First Floor Landing
1.36m x 0.85m (4'5" x 2'9")

Bedroom One
4.62m x 2.84m (15'1" x 9'3")

Bedroom Two
3.99m x 2.41m (13'1" x 7'10")

Bathroom
2.34m x 2.13m (7'8" x 6'11")

Garden
11.07m x 7.74m (36'3" x 25'4")
Southeast Facing

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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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.