





**\*\* AVAILABLE NOW ! \*\*** A lovely well presented two bed **FIRST FLOOR** Maisonette located in a popular residential area and within reach of Crayford's town centre and Zone 6 rail station. The property is unfurnished and comprises Entrance hall, Lounge, Kitchen, Double and single bedrooms and private rear garden. **RECOMMENDED.**

**ENTRANCE HALL**

Stairs to first floor.

**LOUNGE**

4.95 x 3.81 reducing to 3.30 (16'3" x 12'6" reducing to 10'10")

Carpet. Feature fireplace. Radiator

**KITCHEN**

3.12 x 2.92 (10'3" x 9'7")

Range of wall and base units. Wall mounted gas fired boiler. Radiator.

**BEDROOM ONE**

4.44 x 3.02 (14'7" x 9'11")

Carpet. Radiator

**BEDROOM TWO**

3.56 x 2.46 (11'8" x 8'1")

Carpet. Radiator.


**BATHROOM**

Panel bath with shower over, Wash hand basin and LLWC. Heated towel rail. Fully tiled walls.

**PRIVATE REAR GARDEN**

Located to the rear comprising lawn, shrubs and flowers



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.