





We are delighted to offer this three bedroom end of terrace house, offering stunning uninterrupted views of Hall Place. The well planned accommodation comprises, large sitting room, leading to the dining area, and that all important downstairs cloakroom. The kitchen is located to the rear with fitted cabinets with ample worktop space, built in oven with hob and doors leading to the rear garden. Stairs to the first floor lead to the landing with built in storage cupboards, two double bedrooms plus a good size single. The family bathroom is fitted with a neutral suite to include a bath, WC and hand basin. Outside, steps lead up to the front door and there is a gate providing side access to the rear garden. The rear garden provides both a patio and area of lawn with shrubs, paved path and gated access to the rear. Behind the property you will find ample unrestricted parking.

This is a great home which could appeal to many, whether you are looking to get yourselves onto the housing market for the first time, moving up the property ladder or perhaps even looking to downsize. The location is brilliant; tucked away in the corner of a sought-after cul-de-sac. Situated in a sought after quiet, private estate conveniently located for three local towns, including Crayford, Bexleyheath and Bexley Village, all of which provide a host of facilities.



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.

FOR DIMENSIONS, PLEASE REFER TO THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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.