



**LIVERMORES**

Guide Price £425,000 to £450,000 - Nestled in a sought-after location, you'll discover this charming three-bedroom townhouse. Spread across three floors, the ground level welcomes you with a contemporary kitchen/diner that opens onto a delightful south-facing rear garden. A convenient downstairs cloakroom and garage access complete this floor. Ascending to the first floor, you'll find a lounge, a family bathroom, and the third double bedroom. Journeying to the next level via the stairs reveals two additional double bedrooms, with the master bedroom boasting an en-suite shower room. This delightful residence is conveniently located near Europa Gym, highly regarded grammar schools, within walking distance of Crayford town centre, and close to Crayford's Zone 6 mainline station. Don't miss the chance to explore this beautiful home!

**Entrance Hall**

**Garage**  
4.98m x 2.99m (16'4" x 9'9")  
Measured at the widest point

**Downstairs Toilet**  
1.90m x 1.40m (6'2" x 4'7")

**Kitchen/Diner**  
4.51m x 3.39m (14'9" x 11'1")

**1st Floor Landing**  
2.15m x 3.1m (7'0" x 10'2")

**Lounge**  
4.51m x 4.01m (14'9" x 13'1")

**Bedroom Three**  
4.51m x 2.38m (14'9" x 7'9")

**Family Bathroom**  
2.24m x 1.98m (7'4" x 6'5")

**2nd Floor Landing**  
2.87m x 2.15 (9'4" x 7'0")

**Bedroom One**  
4.51m x 2.93m (14'9" x 9'7")

Dressing area 2.28m x 1.05m

**En-Suite Shower**  
2.28m x 1.46m (7'5" x 4'9")

**Bedroom Two**  
4.51m x 2.87m (14'9" x 9'4")

**Garden**  
9.26m x 4.79m (30'4" x 15'8")  
South facing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>86</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>		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.