





Step into the charm of the mid-nineteenth century with this delightful period home nestled in the heart of Crayford. Brimming with character and convenience, this residence offers you the quintessential Crayford experience right at your doorstep. From supermarkets to friendly pubs, and bus routes to train stations, you'll find everything you need for a life of ease and comfort.

The ground floor welcomes you with a snug 21ft lounge/diner—a fantastic space to entertain family and friends. The modern kitchen, complete with ultra-convenient built-in appliances, caters to your culinary needs. Towards the rear, discover the convenience of the downstairs shower room. Ascend to the first floor, where two generously sized double bedrooms await. As a bonus, a cellar room accessible from the lounge/diner adds versatile space for storage or various uses.

Don't miss the opportunity to make this charming property yours. Call now to schedule your viewing and step into a blend of history and modern comfort.

Lounge/Diner
6.57m x 4.18m (21'6" x 13'8")

Kitchen
3.65m x 2.15m (11'11" x 7'0")

Lobby

Shower Room
2.31m x 2.15m (7'6" x 7'0")

First Floor Landing

Bedroom One
3.49m x 3.28m (11'5" x 10'9")

Bedroom Two
3.28m x 3.22m (10'9" x 10'6")

Cellar
6.57m x 4.18m (21'6" x 13'8")

Rear Garden

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			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(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.