



Welcome to Heathlee Road in the heart of Crayford, a delightful and CHAIN-FREE mid-terrace house awaiting its new owners. This charming property has been meticulously maintained throughout, ensuring a cosy and inviting atmosphere.

Featuring a modest yet comfortable layout, this home comprises two bedrooms and a well-maintained bathroom. The living spaces are carefully designed, offering a sense of warmth and tranquillity. Upon entry, you'll immediately notice the attention to detail that has been applied. Nestled at the end of a peaceful cul-de-sac, Heathlee Road provides a tranquil retreat from the hustle and bustle of the High Street. Envision returning home to this serene environment daily. The property comes with the added convenience of off-street parking at the front, guaranteeing a stress-free arrival. A standout feature of this home is its proximity to Crayford High Street, where all necessary amenities are within easy reach. From local shops to cafes and more, everything you need is just a short stroll away. For commuters, Crayford Train Station (zone 6) is conveniently close, offering effortless access to Central London and Kent. The property is also well-connected with nearby bus routes 96, 428, and 492, expanding your transportation options. Small families will value the educational opportunities in the area, with St. Paulinus CoE Primary School and Dartford Grammar School nearby, presenting excellent choices for your children's education.

Don't overlook the opportunity to make this your new home—call today!

Entrance Lobby

Lounge
3.90m x 4.30m (12'9" x 14'1")

Kitchen/Diner
3.90m x 2.70m (12'9" x 8'10")

First Floor Landing
1.03m x 1.85m (3'4" x 6'0")

Bedroom One
3.90m x 3m (12'9" x 9'10")

Bedroom Two
1.90m x 3.40m (6'2" x 11'1")

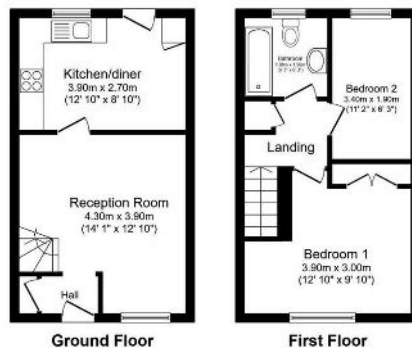
Bathroom
1.90m x 1.90m (6'2" x 6'2")

Garden
40ft (approx.) rear garden

Parking
One parking space is located in front of the property.

Tenure
Our vendor has informed us that this is a Freehold property.
Estate Charge: £200 pa

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.



Total floor area 56.8 m² (611 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any side floor areas), spaces and orientations are approximate. No details are guaranteed. They should be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own knowledge.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.