



LIVERMORES
THE ESTATE AGENTS



HAPPY DAYS
CAFÉ



ALL DAY BREAKFAST & LUNCH TEL: 01322 558 761

135



Entrance Hall
1.06m x 4.11m (3'5" x 13'5")

Lounge/Diner
3.38m x 8.12m (11'1" x 26'7")

Kitchen/Breakfast Room
2.75m x 4.54m (9'0" x 14'10")

Downstairs W/C
0.73m x 1.99m (2'4" x 6'6")

First Floor Landing
1.71m x 3.63m (5'7" x 11'10")

Bedroom One
4.55m x 3.67m (14'11" x 12'0")

Bedroom Three
2.75m x 3.63m (9'0" x 11'10")

Study/Dressing Room
2.74m x 2.09m (8'11" x 6'10")

Family Bathroom
2.72m x 2.16m (8'11" x 7'1")

Bedroom Two (2nd Floor)
5.46m x 4.26m (17'10" x 13'11")



Additional Information
 Tenure: Freehold
 Parking: One Off-Street Parking Space
 Heating: Gas Boiler
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage: Mains
 Council: Bexley

Broadband: Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.
 Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

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			
(81-91) B			83
(69-80) C		63	
(55-68) D			
(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.