

**LIVERMORES**





This well-presented two-bedroom terraced house on Alcock Crescent is an excellent opportunity for buyers looking for a modern low-maintenance home.

The property features a separate kitchen at the front, fitted with sleek high-gloss cabinets, integrated appliances, and ample storage. To the rear, the spacious lounge/diner benefits from French doors leading to the private garden, which has a mix of patio and artificial lawn for easy upkeep. A downstairs W/C adds extra convenience.

Upstairs, the main bedroom includes an en-suite shower room, while the second bedroom is a good size and served by a modern family bathroom. The home is well cared for and in great condition throughout.

Externally, there is a private driveway providing off-street parking for one car. The location is ideal, with local shops, restaurants, and Crayford Station all within easy reach. The area also offers good schools and green spaces, making it suitable for families and commuters.

To arrange a viewing, get in touch today!

Estate Charge  
£250 per annum

Additional information

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

Broadband: Standard, Superfast 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.

Internal Measurements: Please see the floor plan.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>79</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>			
<i>Not energy efficient - higher running costs</i>			
<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.