

**LIVERMORES**



**Additional Information**

**Parking:** On-Street Parking Available

**Heating:** Gas Boiler

**Electricity Supply:** Mains

**Water Supply:** Mains

**Drainage:** Mains

**Council:** Bexley

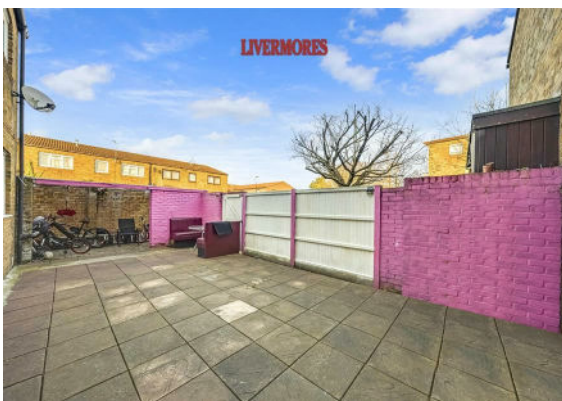
**Broadband:** Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

**Mobile Signal/Coverage:** You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

**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.



Ground Floor  
 Walsley Close, Crayford, DA1 4BB

This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.