

# LIVERMORES

THE ESTATE AGENTS

4 Bedrooms

House - End Terrace

Guide Price

£525,000

Located in

Crayford



[www.livermores.co.uk](http://www.livermores.co.uk)



# 215 Crayford Way

Crayford Kent DA1 4LS



GUIDE PRICE £525,000 TO £550,000 - This spacious and well-kept family home in Crayford is perfect for anyone looking for comfort, convenience, and a fantastic outdoor space. This home has everything you need with four bedrooms, a modern kitchen, off-street parking, and a versatile garden with a hot tub and bar.

Inside, the living room is bright and welcoming, with a cosy log burner that makes it perfect for relaxing. The dining room is great for family meals and leads to the modern kitchen, with sleek cabinets, plenty of storage, and a skylight that brings in lots of natural light. There's also a downstairs toilet and an extra storage room for convenience.

Upstairs, there are four good-sized bedrooms. The main bedroom has its private shower room, and the family bathroom is a real treat, with a jacuzzi bath and a separate shower.

The garden is a standout feature, offering lots of space to relax and features mature plants including a plum and pear tree. The garden room houses a luxurious hot tub, creating a private spa experience at home. There's also a bar area, perfect for entertaining, and a low-maintenance artificial lawn, making it great for kids and pets.

Parking is no problem with a private driveway for three cars and a garage with a remote-controlled electric roller shutter door. This home is also energy-efficient, thanks to solar panels, which help lower electricity bills.



# 215 Crayford Way

£525,000 Freehold



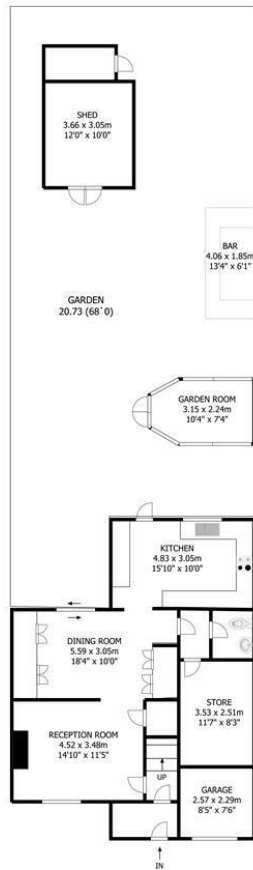
- GUIDE PRICE £525,000 TO £550,000
- MODERN KITCHEN WITH SKYLIGHT AND PLENTY OF STORAGE
- MAIN BEDROOM WITH PRIVATE EN-SUITE SHOWER ROOM
- ENERGY-EFFICIENT WITH SOLAR PANELS
- SIMILAR PROPERTIES REQUIRED
- BRIGHT LIVING ROOM WITH A LOG BURNER
- FAMILY BATHROOM WITH A JACUZZI BATH AND SEPARATE SHOWER
- GARAGE AND DRIVEWAY FOR TWO CARS
- GREAT LOCATION NEAR SCHOOLS, SHOPS, AND TRANSPORT LINKS
- EPC RATING B | COUNCIL TAX BAND D

**LIVERMORES**



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Ground Floor

Approximate Gross Internal Area = 119 sq m / 1277 sq ft  
 Approximate Garage Area = 6 sq m / 62 sq ft  
 Approximate Outbuilding Internal Area = 21 sq m / 228 sq ft  
 Approximate Total Internal Area = 146 sq m / 1567 sq ft



First Floor

Crayford Way, Crayford, DA1 4LS

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.

## Council Tax Band D

### Local Authority Bexley

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		84	89
(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>			
Very energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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