





Additional Information

Tenure: Freehold
 Parking: Off-street parking for 2 cars
 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.

Disclaimer

These particulars should be regarded as a general guide only and therefore should not be relied upon as statements of fact. They do not form part of any contract or offer. All photographs, measurements and distances referred to are given as a guide only and therefore should not be relied upon for any purpose.



If a floorplan is shown, this will not be to scale, and the accuracy is not guaranteed. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition.

Reference to tenure, leases, service charge, ground rent, estate management charges, fixtures, fittings, condition, extensions, planning permission, building consents/regulations, building works, conversions, or any other 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. If clarification or further information is required, please contact us before making an appointment to view, especially if you are travelling some distance.

Agent note

Planning permission has been granted for the erection of 3 two-story dwellings behind the property. This development is entirely separate from the property being advertised and is not included in the sale. Prospective purchasers are advised to make their own enquiries with the local planning authority if further information is required.



Crayford way, Crayford, DA1 4LF

This plan serves only as a general guide, and its liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the BS5393 Code of Measuring Practice. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate and measured internally. For accurate measurement, please consult a certified architect or surveyor prior to making any decisions based on this plan. The first measurement provided refers to the vertical wall.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.