



LIVERMORES



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.

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.



Crayford Way DA1 4TF

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 measurements have been taken at the visible points unless otherwise stated. The first measurement provided refers to the vertical axis. All dimensions, including windows, doors, and the total gross internal area (GIA), are approximate and measured internally. The estate agents' measurements please contact a certified architect or surveyor prior to making any decisions based on this plan.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Livermores The Estate Agents
 126 Crayford Road, Crayford, Kent, DA1 4ES
 01322 550777
 crayford@livermores.co.uk

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.