

# LIVERMORES

THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Guide Price

£375,000

Located in

Crayford



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



# 17 Heathlee Road

Crayford Kent DA1 3PW



**\*\* GUIDE PRICE £375,000 TO £400,000 \*\*** Nestled in a cul-de-sac on Heathlee Road, Crayford, this charming end-terrace house offers a delightful blend of comfort and convenience. Built in the 1990s, this property spans an inviting 592 square feet and features two well-proportioned bedrooms, making it an ideal choice for small families or professionals.

Upon entering, you are welcomed into a cosy reception room that provides a perfect space for relaxation. The property boasts a modern bathroom and a conservatory, equipped with air conditioning, ensuring a pleasant atmosphere year-round. This additional living space is perfect for enjoying the garden views or as a versatile area, such as a study or a home office.

The house benefits from allocated off-street parking for two vehicles, a significant advantage in this sought-after area. Furthermore, the location is exceptionally convenient, with Crayford train station just a five-minute walk away, providing easy access to central London and beyond.

For those looking to personalise their home, there is potential to extend the property, subject to planning permission.

In summary, this delightful end-terrace house on Heathlee Road is a rare find, combining a peaceful setting with excellent transport links and the potential for future development. It is a perfect opportunity for anyone looking to settle in a friendly community while enjoying the comforts of modern living.



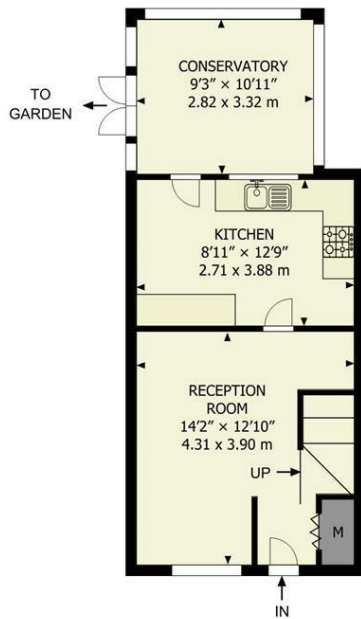
# 17 Heathlee Road

£375,000 Freehold

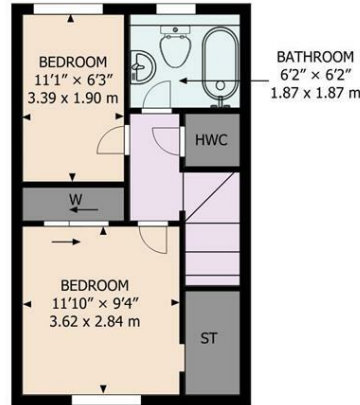


- GUIDE PRICE £375,000 TO £400,000
- QUIET CUL-DE-SAC LOCATION
- 5 MINUTE WALK TO CRAYFORD TRAIN STATION (ZONE 6)
- CONSERVATORY WITH AIR CONDITIONING
- SIMILAR PROPERTIES REQUIRED
- SHORT WALK TO CRAYFORD HIGH STREET
- ALLOCATED PARKING BAY (OFF-STREET)
- IDEAL COMMUTING LINKS VIA PUBLIC TRANSPORT & THE A2/M25
- POTENTIAL TO EXTEND (STPP)
- EPC RATING F | COUNCIL TAX BAND D





Ground Floor



First Floor

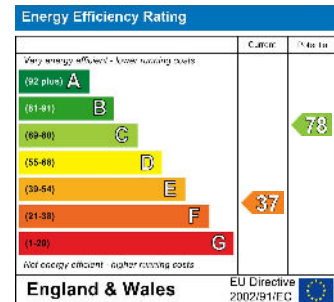
HEATHLEE ROAD DARTFORD DA1

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## 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.



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