



**LIVERMORES**  
THE ESTATE AGENTS

2 Bedrooms

House - End Terrace

Located in Crayford

**£300,000**



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

01322 550777



# 179 Shearwood Crescent

Crayford Kent DA1 4TJ



\* GUIDE PRICE £300,000 TO £325,000 \*  
CHAIN FREE \* ALLOCATED OFF-  
STEET PARKING \* END TERRACE  
HOUSE \* WALKING DISTANCE TO  
TRAIN AND BUS ROUTES \* SOUTH  
FACING GARDEN \* PERFECT FOR  
FIRST-TIME BUYERS OR INVESTORS \*  
WELL-PRESENTED THROUGHOUT \*  
SIMILAR PROPERTIES REQUIRED \*  
COUNCIL TAX BAND C \* EPC RATING  
D \* VIEWINGS ARE HIGHLY  
RECOMMENDED \*



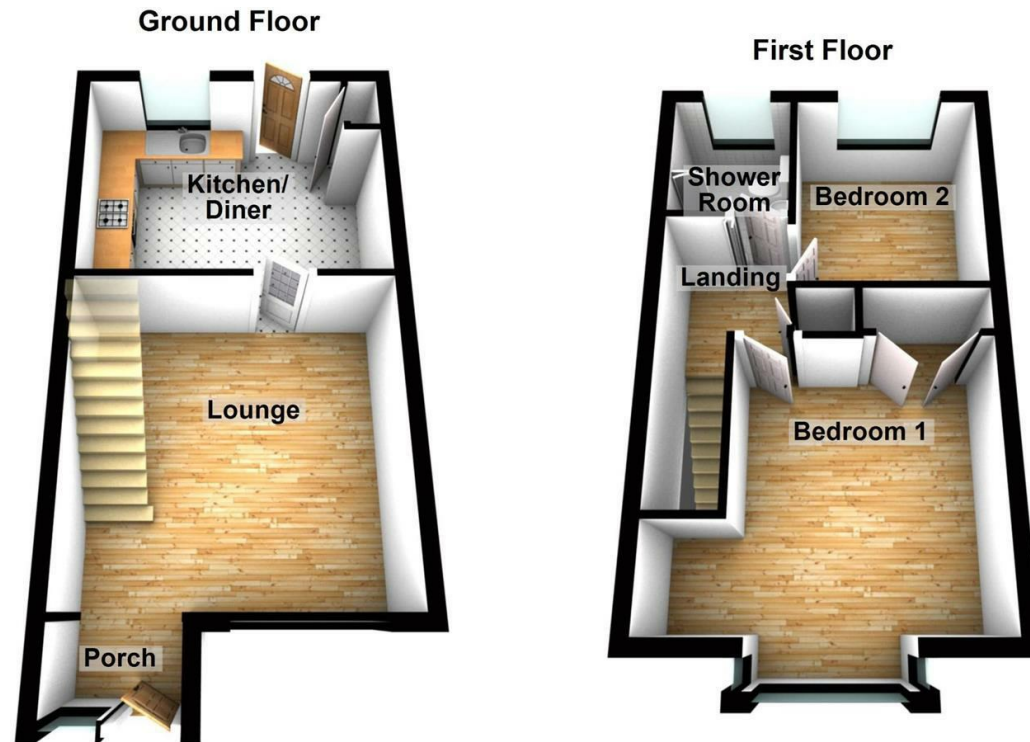
# 179 Shearwood Crescent

£300,000 Freehold



- CHAIN FREE
- WELL-PRESENTED THROUGHOUT
- SOUTH FACING GARDEN
- CLOSE TO LOCAL TRAIN & BUS ROUTES
- EPC RATING D
- TWO BEDROOMS
- ALLOCATED OFF-STREET PARKING
- IDEAL FOR FIRST-TIME BUYERS
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND C





Total area: approx 635.070715 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given. Plan produced by PlanUp.

**Council Tax Band: C**

**Local Authority:**

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 - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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