

45B CRAYFORD WAY, CRAYFORD, KENT, DA1 4JY

£350,000 (FREEHOLD)

LIVERMORES
THE ESTATE AGENTS





The ground floor welcomes you with an inviting open plan layout, featuring a sleek kitchen area equipped with high gloss units and integrated appliances, a cosy lounge area perfect for relaxation, and a convenient downstairs W/C. Upstairs, you'll find two spacious double bedrooms and a modern bathroom, offering comfort and convenience. Step outside to discover a private south-facing rear garden, providing a tranquil space to unwind without being overlooked. Additionally, off-street parking is available at the front of the property for your convenience.

Entrance Porch

Lounge/Kitchen
8.28m x 3.73m (27'2 x 12'3)

Downstairs W/C

First Floor Landing

Bedroom One
3.73m x 3.05m (12'2" x 10'0")

Bedroom Two
3.73m x 2.79m (12'3" x 9'2")

Bathroom

Garden

10m approximate (32'9" approximate)

South facing rear garden

Additional Information

Council: Bexley

Parking: Off-street parking at the front and on-street parking

Heating: Gas Boiler

Electricity Supply: Mains

Water Supply: Mains

Drainage: Mains

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.

Tenure

Our vendor has informed us that this is a Freehold property.

Disclaimer

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC