

90 IRON MILL LANE, CRAYFORD, KENT, DA1 4RR

GUIDE PRICE £550,000 (FREEHOLD)

LIVERMORES





Entrance Hall
1.01m x 3.04m (3'3" x 9'11")

Kitchen
1.90m x 3.89m (6'2" x 12'9")

Dining Area
2.75m x 3.24m (9'0" x 10'7")

Lounge
4.09m x 3.43m (13'5" x 11'3")

Reception
3.32m x 2.96m (10'10" x 9'8")

Sun Room/Conservatory
2.89m x 6.62m (9'5" x 21'8")

Downstairs Shower Room
1.55m x 1.73m (5'1" x 5'8")

First Floor Landing

Bedroom One
4.11m x 3.60m (13'5" x 11'9")

Bedroom Two
3.00m x 3.36m (9'10" x 11'0")

Bedroom Three
3.23m x 3.15m (10'7" x 10'4")

Family Bathroom
1.90m x 2.54m (6'2" x 8'3")

Second Floor Landing

Bedroom Four
6.34m x 2.36m (20'9" x 7'8")

Bedroom Five
2.59m x 3.21m (8'5" x 10'6")

Garage
7.34m x 3.50m (24'0" x 11'5")

Garden
23.47m (77'0")

Approximate



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-81) B		
(69-80) C		60
(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