



LIVERMORES
THE ESTATE AGENTS



Nestled in Stanham Place, we proudly present a charming mid-terrace house that promises to elevate your family's ease of living. Boasting three generously sized bedrooms and a well-appointed family bathroom, this home provides ample space for your loved ones to thrive.

As you explore the property, you'll be captivated by its thoughtful design. The heart of this home is the immaculate, open-plan kitchen, a culinary haven that calls for entertaining friends and family. But the allure extends beyond the interiors. Outside, you'll discover a delightful west-facing rear garden bathed in sunlight, perfect for spontaneous BBQs. And the convenience doesn't end there – with off-street parking for two cars, your busy mornings will be stress-free.

Location-wise, this property is a commuter's dream. Just a leisurely 20-minute walk from both Crayford and Slade Green Train Stations (Zone 6), you'll enjoy seamless connectivity to London and beyond. The 428 bus route on Crayford Way adds an extra layer of convenience to your daily commute, while the A2 and M25 provide easy access to London and Kent.

In addition to everything else, this property is offered to the market chain-free! Don't miss this wonderful opportunity, call us today!

Lobby

Living Room
4.57m x 3.05m (15'49" x 10'93")

Kitchen/Diner
7.16m x 3.05m (23'06" x 10'35")

Downstairs Toilet
1.52m x 0.61m (5'39" x 2'59")

First Floor Landing

Bedroom One
4.57m x 2.64m (15'47" x 8'8")

Bedroom Two
3.96m x 2.13m (13'95" x 7'60")

Bedroom Three
3.35m x 1.52m (11'45" x 5'99")

Bathroom
2.13m x 2.13m (7'77" x 7'48")

West Facing Garden
14.02m x 7.92m (46" x 26")

Parking
Two off-street parking spaces and on-street parking with no permits

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		
(92 plus) A		85
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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