



LIVERMORES  
THE ESTATE AGENTS

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3 Bedrooms

House - Semi-Detached

Located in Crayford

£425,000



crayford@livermores.co.uk

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

01322 550777



## 4 Heath Road Crayford DA1 3NP



A well presented three bedroom semi-detached house situated within easy reach of shops and amenities in Crayford town centre. The property is set back from the road and is approached via a good size driveway providing off road parking for three plus vehicles. The front door opens into the entrance hallway which has stairs leading to the first floor and doors leading to both reception rooms. The kitchen offers a lovely view over the garden and leads to a useful downstairs WC. From the lounge are fitted French doors leading directly to the garden. On the first floor there are three bedrooms, and a family bathroom. Outside the property benefits from a paved rear garden, providing low maintenance and an excellent space for entertaining.

Situated in this highly desirable area, with everything on the door step, including an array of bars and restaurants, the main line station, very well regarded schools and leisure centre all within walking distance. Overall, a fantastic family home. Contact us today to arrange a viewing.



# 4 Heath Road

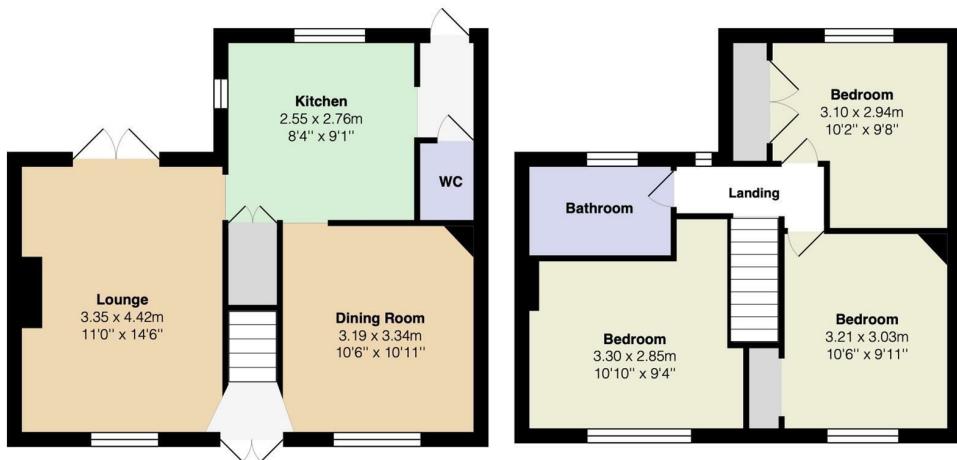
£425,000 Freehold



- DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND (STPP)
- TWO RECEPTION ROOMS
- FAMILY BATHROOM PLUS DOWNSTAIRS WC
- LARGE DRIVEWAY TO FRONT
- TWO DOUBLE BEDROOMS AND THIRD SINGLE/STUDY
- SHORT WALK TO TOWN CENTRE AND MAINLINE STATION
- LOW MAINTENANCE REAR GARDEN
- SIMILAR PROPERTIES REQUIRED
- EPC RATING D - COUNCIL TAX BAND C







**Council Tax Band: C**

**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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-81) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Kent  
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