

LIVERMORES  
THE ESTATE AGENTS





Guide Price £400,000 to £425,000 - Nestled on the charming Old Road in Crayford, this end-terrace house is a hidden treasure waiting for you. With three bedrooms and one family bathroom, it offers 775 square feet of interior space, promising ample room for your dream home.

Step inside, and you'll find a blank canvas eager for your creative touch. While the property needs some modernisation, envision the possibilities that the open-plan lounge/diner has to offer. Venture outside and discover the delightful surprises this property offers. Enjoy the convenience of side access to the spacious rear garden. You'll also appreciate the added bonus of a garage for your convenience. Nature enthusiasts will relish living opposite Shenstone Park, a serene spot for dog walks and family time. Old Road is located near esteemed primary schools within walking distance offering convenience during the busy mornings.

Commuting is a breeze with Crayford Train Station (Zone 6) just a short walk away. The A2 and M25 provide easy access to London and the rest of Kent. Plus, bus routes 96, 428, and 492 are at your doorstep.

Don't miss your opportunity to view this wonderful home!

Lobby  
1.81m x 1.3m (5'11" x 4'3")

Lounge/Diner  
4.44m x 5.99 (14'6" x 19'7")

Kitchen  
3.04m x 2.28m (9'11" x 7'5")

First Floor Landing  
2.29m x 1.83m (7'6" x 6'0")

Bedroom One  
4m x 2.71m (13'1" x 8'10")

Bedroom Two  
3.66m x 2.95m (12'0" x 9'8")

Bedroom Three  
1.89m x 3.04m (6'2" x 9'11")

Bathroom  
2.29m x 1.64m (7'6" x 5'4")

Garden  
12.64m x 6.25m (41'5" x 20'6")

Garage  
4.91m x 2.7m (16'1" x 8'10")

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.