

LIVERMORES



Guide Price £425,000 to £450,000 - Nestled in a sought-after location, you'll discover this charming three-bedroom townhouse. Spread across three floors, the ground level welcomes you with a contemporary kitchen/diner that opens onto a delightful south-facing rear garden. A convenient downstairs cloakroom and garage access complete this floor. Ascending to the first floor, you'll find a lounge, a family bathroom, and the third double bedroom. Journeying to the next level via the stairs reveals two additional double bedrooms, with the master bedroom boasting an en-suite shower room. This delightful residence is conveniently located near Europa Gym, highly regarded grammar schools, within walking distance of Crayford town centre, and close to Crayford's Zone 6 mainline station. Don't miss the chance to explore this beautiful home!

Entrance Hall

Garage

4.98m x 2.99m (16'4" x 9'9")  
Measured at the widest point

Downstairs Toilet

1.90m x 1.40m (6'2" x 4'7")

Kitchen/Diner

4.51m x 3.39m (14'9" x 11'1")

1st Floor Landing

2.15m x 3.1m (7'0" x 10'2")

Lounge

4.51m x 4.01m (14'9" x 13'1")

Bedroom Three

4.51m x 2.38m (14'9" x 7'9")

Family Bathroom

2.24m x 1.98m (7'4" x 6'5")

2nd Floor Landing

2.87m x 2.15 (9'4" x 7'0")

Bedroom One

4.51m x 2.93m (14'9" x 9'7")

Dressing area 2.28m x 1.05m

En-Suite Shower

2.28m x 1.46m (7'5" x 4'9")

Bedroom Two

4.51m x 2.87m (14'9" x 9'4")

Garden

9.26m x 4.79m (30'4" x 15'8")

South facing



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	95
(81-80) B		
(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