







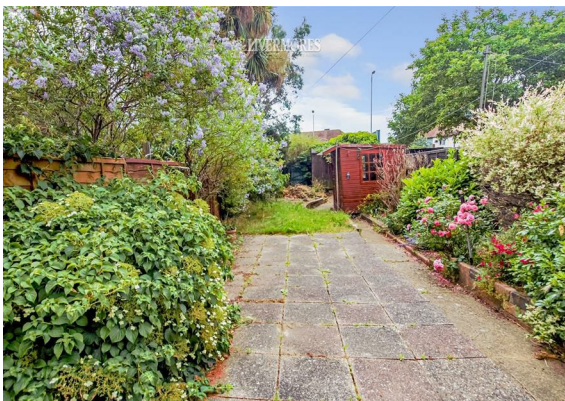
NO FORWARD CHAIN Livermores are delighted to offer to the market this three bedroom period mid terrace house, deceptively spacious and set in a highly sought after residential area. The bright and airy living accommodation comprises entrance hallway, lounge/diner, fitted kitchen, and downstairs bathroom. A first floor galleried landing leads to three well proportioned bedrooms. To the outside is a delightful rear garden, approximately 60ft in length, with a selection of established plants and shrubs and rear access. Though mostly well presented throughout, some areas would benefit from further cosmetic attention. Nearby are a small selection of shops and Slade Green train station, providing a fast and frequent service into London, and easy access to the Elizabeth line. Additionally, excellent schooling for all age groups is easily accessible. Worthy of your internal inspection. Call today to book your viewing.

### TENURE

The seller 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>			
(81-91) <b>B</b>			
(69-80) <b>C</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	
		55	74

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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.