







A very well presented three bedroom end of terraced home in a popular residential area close to a variety of local amenities, transport links and schools. Internally the property comprises of an entrance hall, front aspect dining room and living room with patio doors opening out to the garden, and a good size kitchen. Stairs lead to a first-floor landing with three bedrooms comprising two well-proportioned double rooms, a third bedroom and a modern fitted bathroom. A particular feature of this property, is the very attractive Southerly facing rear garden that is stocked with a wide variety of mature plants, shrubs and trees, providing a haven for entertaining or simply relaxing. The property also benefits from off-street parking to the front.

There is a fantastic opportunity for the next owner to capitalise on the space on offer to the side and extend (subject to the relevant planning permissions). Situated in this quiet location which is a little over a mile from the Crayford town centre and a short walk to Haberdasher Askes Academy, this property is expected to be popular, with viewings highly recommended.

#### ENTRANCE HALL

#### LOUNGE

4.7 x 3.35 (15'5" x 11'0")

#### DINING ROOM

3.76 x 2.77 (12'4" x 9'1")

#### KITCHEN

3.61 x 3 (11'10" x 9'10")

#### LANDING

#### BEDROOM ONE

3.38 x 2.34 (11'1" x 7'8")

#### BEDROOM TWO

3.02 x 2.72 (9'11" x 8'11")

#### BEDROOM THREE

2.41 x 2.26 (7'11" x 7'5")

#### BATHROOM

#### REAR GARDEN

#### PARKING - HARDING STANDING TO FRONT

#### TENURE

Our seller has informed us that this property is FREEHOLD.

#### 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 be 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</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.