

LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Guide Price

£400,000

Located in

Crayford



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58 Iron Mill Lane

Crayford Kent DA1 4RR



**** GUIDE PRICE £400,000 TO £425,000 **** Nestled in the charming area of Crayford, this delightful end-terrace house on Iron Mill Lane presents an excellent opportunity for first-time buyers. Spanning an impressive 947 square feet, the property boasts a spacious and inviting open-plan living space, perfect for both relaxation and entertaining.

The home features three well-proportioned bedrooms, providing ample room for a growing family or guests. The single bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its south-facing garden, which offers a lovely outdoor space to enjoy the sunshine and fresh air. Whether you wish to cultivate a garden or simply relax with a book, this garden is sure to enhance your living experience.

For those who commute, the property benefits from excellent public transport links, making it easy to travel to nearby areas. Additionally, Crayford High Street is just a short walk away, providing access to a variety of shops, cafes, and local amenities.

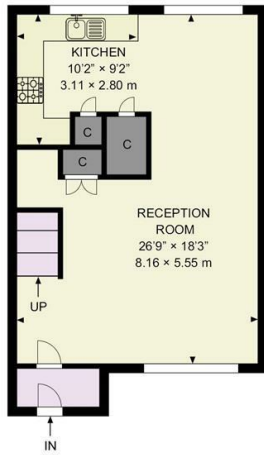
This home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. With its ideal location and spacious layout, this end-terrace house is a must-see for anyone looking to make their first step onto the property ladder.

58 Iron Mill Lane

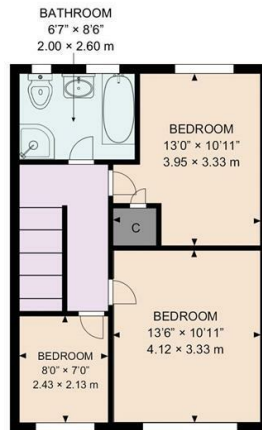
£400,000 Freehold



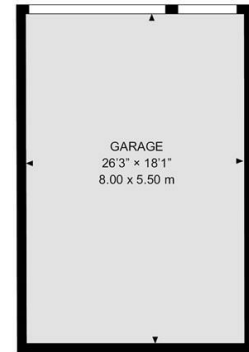
- GUIDE PRICE £400,000 TO £425,000
- MODERN BATHROOM WITH A 4-PIECE SUITE
- SHORT WALK TO CRAYFORD HIGH STREET
- LARGE, OPEN-PLAN LIVING SPACE
- EPC RATING D
- INTEGRAL GARAGE FOR PARKING AND ADDITIONAL STORAGE
- SOUTH FACING GARDEN
- IDEAL COMMUTING LINKS VIA PUBLIC TRANSPORT & THE A2/M25
- IDEAL FOR FIRST-TIME BUYERS
- COUNCIL TAX BAND C



Ground Floor



First Floor



Outbuildings

IRON MILL LANE, CRAYFORD, DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute, in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, shapes, compass bearing, and distances are approximate. No guarantee is provided regarding the total area. Not to scale. Powered by airvideo.com

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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