

LIVERMORES  
THE ESTATE AGENTS





GUIDE PRICE £500,000 - £530,000 CHAIN FREE and boasting three bedrooms is this well presented extended 'C' type Feakes & Richards semi detached family home, offering spacious accommodation arranged over two floors. The ground floor accommodation features a spacious Entrance Hall leading to the Lounge/Diner, and a well-equipped Kitchen/Breakfast Room. A Conservatory (currently being used as a hair salon but can be easily adapted back to its original use), gives direct access to the attractive rear Garden. Additional benefits to the ground floor, include a Study and a downstairs Cloakroom. To the first floor are three Bedrooms, two double rooms and a third, smaller room which is ideal for a child or study. The Bathroom is fitted with a modern suite including a bath with shower over and a separate shower cubicle. The rear garden is enclosed and beautifully maintained, providing a safe and secure space for children to play and for adults to relax. A beautiful outdoor space, with ample room for outdoor furniture and entertaining.

Located on a popular road on the Pantiles, within a few minutes walk of local shops and amenities. More comprehensive shopping facilities can be found in Bexleyheath and at Bluewater in Greenhithe. Well regarded schools catering for all age ranges are within close proximity. Also conveniently located for Bexleyheath Station and Abbey Wood station for the Elizabeth line.

In summary, this extended semi-detached house offers a wealth of features that make it an ideal family home. which has been improved and added to, yet still offers further scope. A superb example of such a home that is sure to appeal to a range of potential buyers and early viewing is recommended.



For room sizes please refer to the floor plan.

#### 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) A		84
(81-91) B		67
(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