



LIVERMORES

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THE ESTATE AGENTS

3 Bedrooms

House - End Terrace

Located in Crayford

£425,000



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www.company.co.uk

01322 550777



39 Bascombe Grove

Crayford DA1 3RG



Purchased by the current owner from new in 2004, is this well presented three bedroom end of terrace house situated in a highly sought after development within walking distance to all local amenities. The ground floor comprises a sitting/dining room with patio doors leading to a well maintained private garden, a kitchen fitted with a range of units at eye and base level, plus a convenient downstairs W/C. To the first floor are three bedrooms, two doubles, one single, and a family bathroom with a modern white suite.

The rear garden with paved patio adjoining the house, offers lawn, flower beds, decking area and gated side access. Two parking spaces are available to the front of the property for your convenience. There is excellent potential for a conservatory or rear extension (STPP), if required.

This must see property is positioned in an enviable cul-de-sac position within the development, and located within close proximity to Crayford town centre which offers basic day to day amenities including vets, dentist, doctors surgery, primary and secondary schools, two supermarkets and a selection of eateries. A more comprehensive range of facilities can be found in nearby Bexleyheath. The area is also generally well served with places of historical interest, and recreational facilities. Your earliest viewing is highly recommended.



39 Bascombe Grove

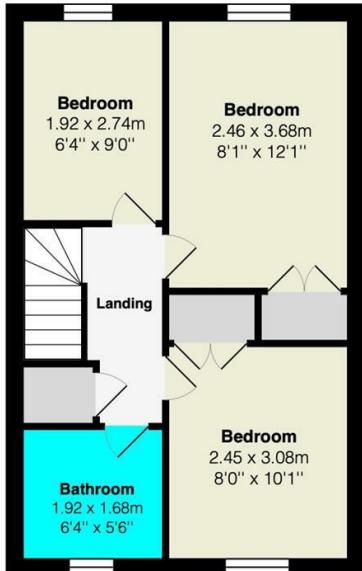
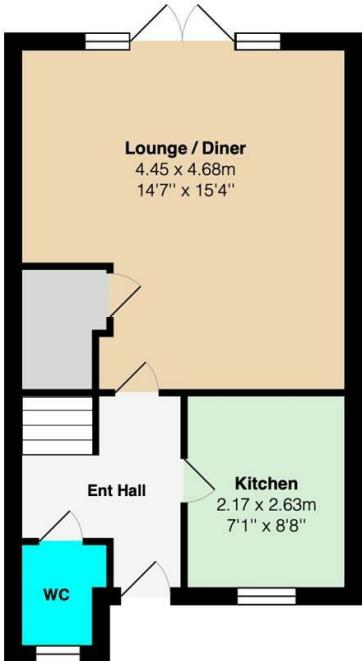
£425,000 Freehold



- THREE BEDROOM END OF TERRACE HOUSE
- WITHIN WALKING DISTANCE TO ALL AMENITIES
- FITTED WARDROBES TO TWO BEDROOMS
- ATTRACTIVE REAR GARDEN
- EPC RATING C - COUNCIL TAX BAND D
- POPULAR BRAEBURN PARK DEVELOPMENT
- WELL PRESENTED THROUGHOUT
- FAMILY BATHROOM PLUS DOWNSTAIRS W/C
- PARKING FOR TWO CARS
- SIMILAR PROPERTIES REQUIRED







Council Tax Band: D

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-81) B		
(69-80) C	71	
(55-58) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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