





This well-presented two-bedroom, first-floor maisonette is situated in the sought-after residential cul-de-sac of Glebelands. The rooms boast ample space, providing generously proportioned accommodation and a bright, airy feel from the large windows throughout. To the rear, this property is accompanied by a private garden and a single garage en-bloc, perfect for all storage necessities. For commuters, Crayford Train Station (Zone 6) is conveniently within walking distance, and the surrounding area boasts excellent bus and motorway links.

Strategically positioned between Crayford and the Bexleyheath border, this locale features a variety of school options, including the sought-after St Paulinus Primary School and the Haberdashers' Academy. Beyond its excellent transport connections, Glebelands offers a short stroll via a footpath on Rectory Close to a myriad of shops, restaurants, and pubs.

Currently occupied by a tenant, this property presents an ideal opportunity for both first-time buyers and investors alike.

Lounge/Diner
4.9m x 3.8m (16'0" x 12'5")

Kitchen
3.1m x 2.9m (10'2" x 9'6")

Bedroom One
4.5m x 3.1m (14'9" x 10'2")

Bedroom Two
3.6m x 2.4m (11'9" x 7'10")

Bathroom
1.8m x 1.6m (5'10" x 5'2")

Private Garden

Tenure

Our vendor has informed us that this is a Leasehold property.

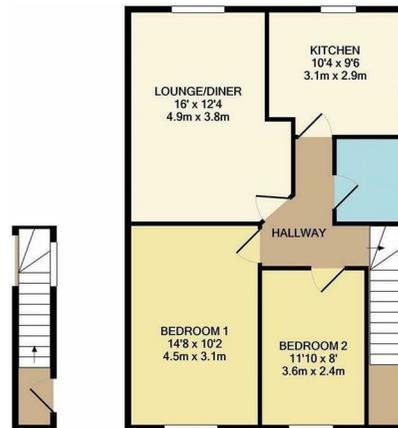
Lease Term Remaining: 170 Years

Service Charge: £200 pa

Ground Rent: £200 pa

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		
(81-91)	B		
(69-80)	C	71	77
(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	

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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.