



**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms  
House - Terraced  
Located in Dartford  
£400,000



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**\*\*GUIDE PRICE £400,000-£425,000\*\*** Nestled in the tranquil cul-de-sac of Woodfall Drive, Crayford, Dartford, this charming terraced house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is a large open-plan reception room that seamlessly combines a welcoming living area with a dining space, ideal for entertaining guests or enjoying family meals.

The modern kitchen is thoughtfully designed, providing both functionality and style, making it a joy to prepare meals. An additional conservatory extends the living space, allowing natural light to flood in and offering a lovely view of the rear garden. This versatile area can be used as a playroom, study, or simply a peaceful retreat to enjoy the outdoors from the comfort of your home.

The property includes an allocated parking bay, along with plentiful non-permit on-street parking. It's located just a short walk from Crayford Station (Zone 6), and two

## Energy Efficiency Rating: C

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.

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