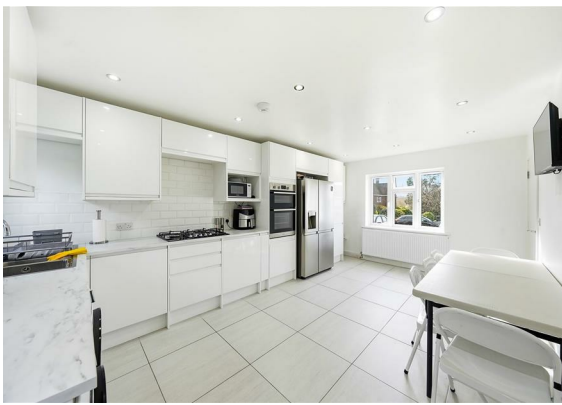


LIVERMORES





Additional Information

Tenure: Freehold
 Parking: Off-Street Parking
 Heating: Gas Boiler
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage: Mains
 Council: Bexley

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information

Internal Measurements: Please see the floor plan

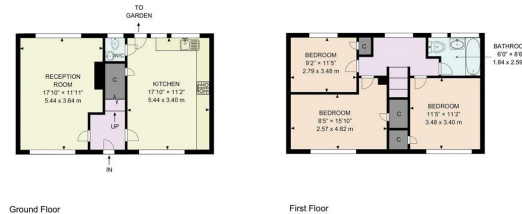
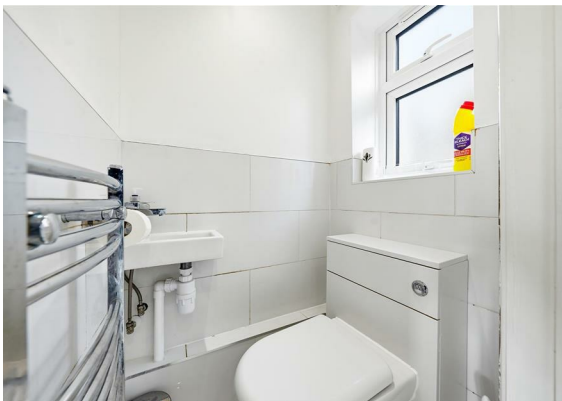


Disclaimer

These particulars should be regarded as a general guide only and therefore should not be relied upon as statements of fact. They do not form part of any contract or offer. All photographs, measurements and distances referred to are given as a guide only and therefore should not be relied upon for any purpose.

If a floorplan is shown, this will not be to scale, and the accuracy is not guaranteed. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition.

Reference to tenure, leases, service charge, ground rent, estate management charges, fixtures, fittings, condition, extensions, planning permission, building consents/regulations, building works, conversions, or any other 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. If clarification or further information is required, please contact us before making an appointment to view, especially if you are travelling some distance.



Ground Floor First Floor

HAYWARD CLOSE, CRAYFORD, DA1

This plan is intended solely as a layout guide, and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute an offer or part of an offer of a contract. Any intending purchaser or lessee should satisfy themselves through inspection, enquiries, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, wall thicknesses, inlets, openings, fittings, and fixtures are approximate and should not be relied upon as the basis of any offer or contract. No guarantee is given regarding the floor area, or measures taken to reduce the energy carbon intensity, with the EPC measurement relating to the vertical dimensions. They may not be to scale. Powered by anyography.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	

Livermores The Estate Agents
 126 Crayford Road, Crayford, Kent, DA1 4ES
 01322 550777
 crayford@livermores.co.uk

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.