



Guide Price £600,000 to £630,000 - Presenting a unique opportunity to the market, this stunning semi-detached family home in need of modernisation and refurbishment is available chain-free. Comprised of three double bedrooms and two singles, this Vickers-built house offers a vast footprint internally and externally, making it the perfect choice for families seeking spacious accommodation combined with local amenities.

Upon entering the property, you are greeted by a large entrance hall, leading to the reception rooms situated directly in front of you and to your left. The separate kitchen is conveniently located to serve the dining room, providing ample space for large family gatherings or entertaining guests. Additional storage is available in the form of a cellar and coal cellar located on the lower ground floor. The first floor of the property comprises all five bedrooms, a shower room, and a separate toilet. The bedrooms are generously sized, providing ample space for comfortable living.

Externally, the property offers off-street parking and a garage to the front, while the rear of the property boasts a mature, west-facing garden spanning approximately 90ft in length. This private outdoor space benefits from no overlooking neighbours from the back, providing a peaceful and tranquil environment.

Viewings are highly recommended to truly appreciate the unique character and charm of this family home!

Front Garden
Driveway with off-street parking

Entrance Hall
4.27m x 1.52m (14'71 x 5'38)

Reception One
5.79m x 5.18m (19'83 x 17'96)

Reception Two
4.52m x 3.96m (14'10 x 13'87)

Dining Room
3.78m x 3.35m (12'05 x 11'50)

Kitchen
4.27m x 2.16m (14'16 x 7'01)

Larder
2.13m x 0.91m (7'34 x 3'36)

Cellar
4.50m x 1.83m (14'09 x 6'76)

Coal Cellar
4.50m x 1.83m (14'09 x 6'55)

L-Shape Landing

Bedroom One
4.45m x 3.96m (14'07 x 13'94)

Bedroom Two
4.57m x 4.57m (15'59 x 15'12)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.