



Nestled on the charming North Cray Road, this cosy two-bedroom detached bungalow offers a perfect blend of tranquillity and convenience. Located between Bexley Village and Sidcup in a semi-rural setting, this home is a hidden gem.

Enjoy the luxury of a spacious plot, ensuring plenty of room for outdoor activities and gardening. The convenience of off-street parking and a garage adds a practical touch to your daily life. Nature lovers will delight in the nearby Footh Cray meadows and the iconic five arches, just a short stroll away. Imagine leisurely walks surrounded by nature's beauty, right at your doorstep. For your everyday needs, local shops and amenities are within easy reach, making errands a breeze. This property combines the charm of a tranquil location with the practicality of being close to essential services. Discover the best of both worlds in this delightful home on North Cray Road – a retreat from the hustle and bustle, yet with easy access to everything you need. Don't miss the opportunity to make this charming bungalow your own slice of serenity.

- Entrance Hall
2.47m x 2.57m (8'1" x 8'5")
- Lounge
5.20m x 3.42m (17'0" x 11'2")
- Kitchen
3.53m x 3.84m (11'6" x 12'7")
- Dining Room
3.76m x 2.42m (12'4" x 7'11")
- Conservatory
3.19m x 2.89m (10'5" x 9'5")
- Bedroom One
3.34m x 3.33m (10'11" x 10'11")

Bedroom Two
2.97m x 3.35m (9'8" x 10'11")

Bathroom
1.73m x 2.79m (5'8" x 9'1")

Garden
36.58m x 10.92m (120'0" x 35'9")
120ft (approx.), south east facing garden.

Garage
3.94m x 5.02m (12'11" x 16'5")
Off-street parking is available in front of the garage.

Tenure
Our vendor has informed us that this is a Freehold property.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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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.