





This historic property on Old Road exudes charm and personality, and it's presented to the market CHAIN FREE. Situated within easy reach of essential amenities, it's an ideal choice for families on the go. Convenient bus routes and sought-after schools make it particularly appealing for those with children. Plus, with Shenstone Park and Hall Place nearby, nature lovers will delight in the abundance of green spaces. For commuters heading to London, Crayford Train Station (Zone 6) offers a convenient option. Don't hesitate to contact us today to schedule your viewing appointment.

**Entrance Hall**  
1.64m x 6.27m (5'4" x 20'6")

**Lounge**  
3.65m x 3.61m (11'11" x 11'10")

**Dining Room**  
3.13m x 3.62m (10'3" x 11'10")

**Kitchen**  
2.66m x 2.95m (8'8" x 9'8")

**Downstairs Shower Room**  
1.56m x 1.83m (5'1" x 6'0")

**Cellar - Left**  
3.03m x 3.49m (9'11" x 11'5")

**Cellar - Right**  
1.67m x 3.55m (5'5" x 11'7")

**First Floor Landing**  
1.63m x 3.63m (5'4" x 11'10")

**Bedroom One**  
4.27m x 3.62m (14'0" x 11'10")

**Bedroom Two**  
3.12m x 3.63m (10'2" x 11'10")

**Bedroom Three**  
2.67m x 2.97m (8'9" x 9'8")

**Garden**  
80ft Rear Garden (approximate)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.