



LIVERMORES
THE ESTATE AGENTS

4 Bedrooms
Bungalow - Detached

Located in Erith

£650,000



crayford@livermores.co.uk

www.company.co.uk

01322 550777



35 Park Crescent

Erith DA8 3EA



Located in a premier residential road is this delightful four bedroom bungalow. Offered chain free and presented in very good order, comprising entrance porch, entrance hall, lounge and fitted kitchen leading to a conservatory, four double bedrooms, family bathroom and separate WC. Externally there is ample off street parking and garage, gardens to the front, and an extensive mature rear garden. This property offers flexible accommodation and the potential to extend (STPP).

Located in the Lesney Park conservation area and close to all amenities, including mainline station, local bus routes, and popular school catchment area.



35 Park Crescent

£650,000 Freehold

- PREMIER ROAD
- NO ONWARD CHAIN
- GARAGE AND GENEROUS DRIVEWAY
- CONSERVATORY WITH DIRECT ACCESS TO A STUNNING REAR GARDEN
- COUNCIL TAX BAND F EPC RATING D
- EXTENDED FOUR BEDROOM DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION WITH POTENTIAL TO EXTEND FURTHER (STPP)
- POTENTIAL IN ABUNDANCE
- HUGE LOFT SPACE CREATING FURTHER SCOPE FOR DEVELOPMENT (STPP)
- SIMILAR PROPERTIES REQUIRED







Council Tax Band: F

Local Authority: Bexley

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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