



LIVERMORES
THE ESTATE AGENTS

5 Bedrooms

House - Detached

Located in Crayford

£800,000



crayford@livermores.co.uk

www.company.co.uk

01322 550777



42 Woolbrook Road Braeburn Park

Crayford Kent DA1 3RF



Guide Price £800,000 to £825,000 - Offered to the market CHAIN FREE, this detached family home has been thoughtfully extended for any family looking for a long-term home. Built in 2003 and situated in the desirable Braeburn Park development, the community feel in this area has flourished over the years, making it a fantastic setting for all needs. Comprising primarily cul-de-sacs, the streets are quiet and give a sense of being tucked away from the hustle and bustle. There is a convenient footpath at the end of Bascombe Grove which will lead you directly to Crayford Train Station (Zone 6) for direct links to London. Further along, you will find Crayford High Street for regular bus links and a plethora of shops, cafes, and restaurants.

Viewings are highly recommended to fully appreciate what this home has to offer.



42 Woolbrook Road

£800,000 Freehold

- CHAIN FREE
- SHORT WALK TO CRAYFORD TRAIN STATION (ZONE 6)
- A2 & M25 ARE ACCESSIBLE FOR LINKS TO LONDON & KENT
- IMMACULATLEY PRESENTED, DETACHED FAMILY HOME
- EPC RATING C
- POPULAR BRAEBURN PARK DEVELOPMENT
- CLOSE PROXIMITY TO DESIRABLE PRIMARY & SECONDARY SCHOOLS
- TWO BATHROOMS, TWO EN-SUITES & A GROUND FLOOR W/C
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND E







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Kent
DA1 4ES

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Council Tax Band: E

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		78	85
(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		

www.livermores.co.uk