



**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms  
House - Semi-Detached  
Located in Crayford

£450,000



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## 3 Eardemont Close Crayford Kent DA1 4RU



GUIDE PRICE £450,000 - £475,000 On a desirable road where properties are rarely available, is this beautifully presented semi-detached house, within close walking distance of Crayford mainline station and town centre, with a comprehensive range of shops, eateries and two large supermarkets. A choice of excellent local schools and transport links are also available nearby.

The current owner bought the property in 2019 and has completely renovated throughout to a very high standard, resulting in a stunning family home. The accommodation comprises a lounge, open plan to a sociable kitchen and dining area, three well-proportioned bedrooms and a family bathroom. Externally is an approximate 80ft landscape garden with a 12' x 12' summer house with power and light. A paved drive to the front provides parking for two cars and a shared drive to the side provides access to the rear garden. Additional benefits include, double glazing, gas central heating, security system, and speaker system to the kitchen/diner. Occupying a sought-after location, this property comes highly recommended. Exclusive to LIVERMORES.

# 3 Eardemont Close

£450,000 Freehold

- GUIDE PRICE £450,000 - £475,000
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE WELL PROPORTIONED BEDROOMS
- LANDSCAPED GARDEN WITH SUMMER HOUSE
- COUNCIL TAX BAND D EPC RATING D
- THREE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN LIVING TO THE GROUND FLOOR
- HIGHLY DESIRABLE ROAD
- PAVED DRIVEWAY TO FRONT FOR TWO CARS
- SIMILAR PROPERTIES REQUIRED

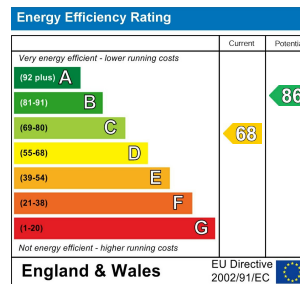




**Council Tax Band: D**

**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.



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