



**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms  
House - Semi-Detached

Located in Crayford

£475,000



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## 9 Kings Close Crayford Kent DA1 4EU



Situated in a prime cul de sac that's popular with families, is this extended semi-detached home providing easy access to Crayford Town Centre, as well as the station and more extensive amenities in neighbouring Bexleyheath. Internally the house is well presented and generously proportioned, with a single storey extension and comprising, an entrance hall leading to an 28ft through lounge with French doors leading to the pretty rear garden, beautifully appointed kitchen/breakfast room with preparation island. A ground floor cloakroom and separate shower room complete the ground floor accommodation. Upstairs are three bedrooms and a modern fitted bathroom.

The rear garden is a particular feature of the property, fully enclosed and bordered by a mature hedge, shrub borders, and fruit trees. A detached summerhouse provides a fantastic addition for home working or personal gym. Additionally, there is a brick built workshop with power and light and a timber shed for storage. The property is approached via a driveway providing off road parking for two vehicles, leading to an integral garage. Conveniently situated just moments from Crayford High Street with all its amenities and train station with regular services into London. Also an ideal location for families, with Bexley borough offering outstanding primary and secondary schools. Further attributes include gas central heating system, double glazing throughout and neutral décor. The property is brought to the market with the further advantage of vacant possession.



# 9 Kings Close

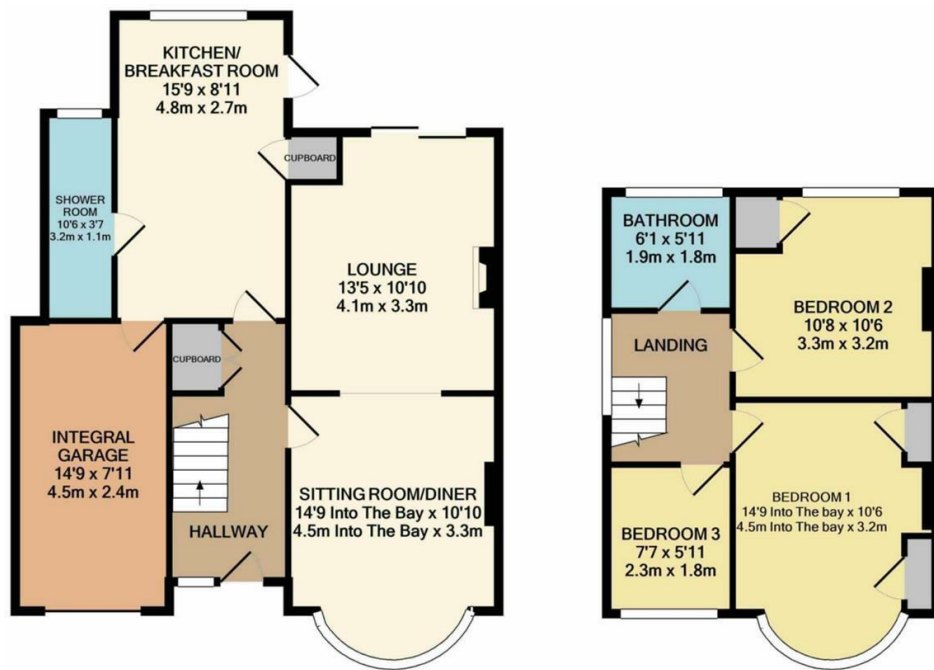
## £475,000 Freehold



- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- DESIRABLE CUL-DE-SAC LOCATION
- DELIGHTFUL REAR GARDEN
- WITHIN EASY ACCESS TO A RANGE OF AMENITIES INCLUDING LOCAL SHOPS, & TWO MAINLINE STATIONS
- COUNCIL TAX BAND D EPC RATING D
- CHAIN FREE
- VERY WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING FOR TWO CARS PLUS GARAGE
- CLOSE PROXIMITY TO DESIRABLE PRIMARY & SECONDARY SCHOOLS
- SIMILAR PROPERTIES REQUIRED







GROUND FLOOR  
APPROX. FLOOR  
AREA 662 SQ.FT.  
(61.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ.FT.  
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

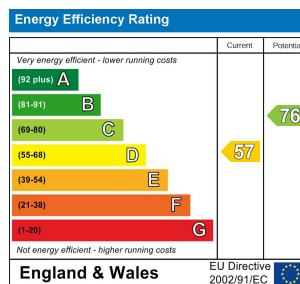
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**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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