



**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms  
House - End Terrace

Located in

**£400,000**



[crayford@livermores.co.uk](mailto:crayford@livermores.co.uk)

[www.livermores.co.uk](http://www.livermores.co.uk)

01322 550777



# 163 Iron Mill Lane Crayford

Kent DA1 4PA



Offers In Excess Of £400,000 - Located on Iron Mill Lane in Crayford, Kent, this end terrace house is a great option for any first-time buyer. Boasting one reception room, three bedrooms, and a modern downstairs bathroom with underfloor heating, this property offers comfort and style in equal measure.

Offered chain-free, this house is ready for you to move in without any hassle, making it a stress-free option for those looking to settle down quickly. The thoughtful modernisation throughout the property ensures a contemporary feel while maintaining a warm and inviting atmosphere.

Convenience is key with this property, as it is within walking distance of Crayford High Street, where you can find supermarkets, cafes, and pubs to suit all your needs. For those commuting to London, Crayford Train Station (Zone 6) provides easy access, along with the nearby A2 and M25 for drivers.

Ideal for families, this house is close to desirable primary and secondary schools, making it a perfect choice for those with young children.



# 163 Iron Mill Lane

£400,000 Freehold

- CHAIN FREE
- CRAYFORD TRAIN STATION (ZONE 6)
- END OF TERRACE FAMILY HOME
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC RATING D
- CLOSE TO CRAYFORD HIGH STREET
- CLOSE TO PRIMARY & SECONDARY SCHOOLS
- MODERNISED TO A HIGH STANDARD
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND C

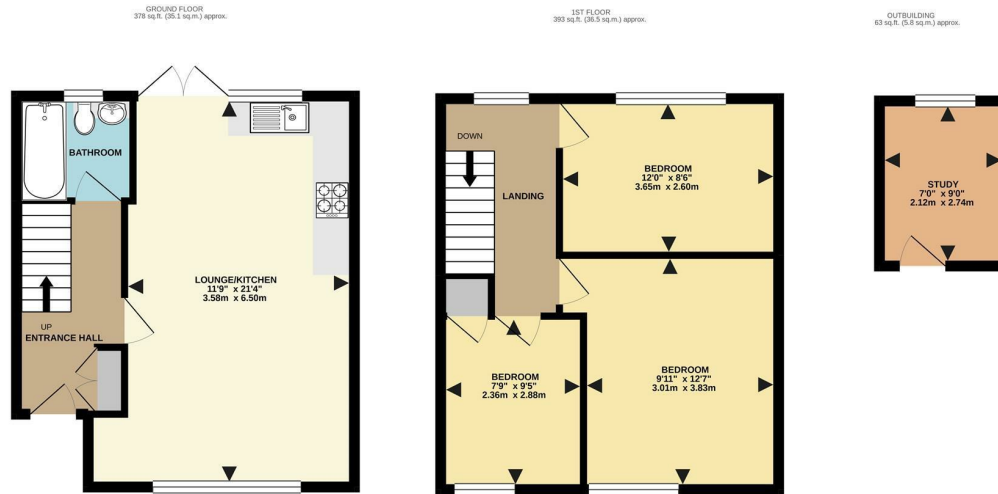


126 Crayford Road  
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Kent  
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TOTAL FLOOR AREA: 834 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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: C**

**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.

