



LIVERMORES
THE ESTATE AGENTS

2 Bedrooms
House - Detached
Located in Crayford
£385,000



crayford@livermores.co.uk

www.livermores.co.uk

01322 550777



42 Chapel Hill Crayford Kent DA1 4BY



GUIDE PRICE £385,000 - £400,000 A fantastic detached two double bedroom house providing well planned accommodation, just a short walk of Crayford High Street. Built just ten years ago, the accommodation is larger than average and comprises a sitting room, open plan to the kitchen/breakfast area with doors opening on to a sunny rear garden with paved patio, garden shed and side access. A useful downstairs WC is also available on the ground floor. Upstairs are two double bedrooms, both with high ceilings giving an immediate sense of space. The master bedroom has built-in wardrobes providing useful storage space. A modern fitted family bathroom completes the first floor. A generous driveway to the front provides parking for two vehicles. The property is in excellent decorative order, with further attributes including gas central heating, and double glazing throughout.

Chapel Hill is enviably located with local shops, and restaurants nearby. Crayford station with regular services into London, is a short walk away and there are several local buses routes close by. Highly regarded schools are also easily accessible. Green open spaces, including Hall Place and Shenstone Park, are both within walking distance.

This is a perfect home for those that like the appeal of open plan living with a modern and contemporary interior. Highly recommended.



42 Chapel Hill

£385,000 Freehold



- GUIDE PRICE £385,000 - £400,000
- SUPERB OPEN PLAN LOUNGE TO MODERN KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING FOR TWO CARS
- SHORT WALK TO STATION & HIGH STREET
- EPC RATING C - COUNCIL TAX BAND D

- EXCELLENT TWO DOUBLE BEDROOM DETACHED HOUSE BUILT IN 2014
- LARGER THAN AVERAGE WITH HIGH CEILINGS TO BOTH BEDROOMS
- DESIRABLE ROAD
- DOWNSTAIRS CLOAKROOM PLUS FAMILY BATHROOM
- SIMILAR PROPERTIES REQUIRED







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126 Crayford Road
Crayford
Kent
DA1 4ES

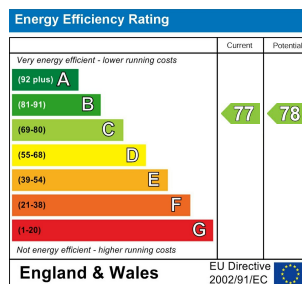
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Council Tax Band: D

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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