



LIVERMORES

**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms  
House - Semi-Detached  
Located in Crayford

£400,000



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

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

01322 550777



# 173 Crayford Way

## Crayford Kent DA1 4LG



Offering 786 square feet (73 square metres) of internal living space, this charming 'Vickers' built three-bedroom, semi-detached offers good size family accommodation situated near Haberdasher Aske's academy and St Paulinus Primary school as well as walking distance to Europa sports centre.

Internally, the current owners have looked after the property, meaning this home is adaptable for anyone. In 2016 a new Worcester combination boiler was installed, there is double glazing throughout, and it benefits from roof and cavity insulation. Finally, for those who work from home, you have good internet connections with 5G coverage and fibre optic connections.

The location of this property could not be any better, Crayford High Street is just a 15-minute stroll away, and here you will find many cafes, restaurants, and shops at the Tower Retail Park. Commuting is a breeze here. Crayford Train Station (Zone 6) offers seamless access to London, making your daily journey stress-free. Multiple bus routes like the 96, 428, and 492 are at your service. To enhance your connectivity further, you are a short drive to the A2 and M25 meaning Bluewater is only 15 minutes away, bringing you closer to Kent.

Externally, you have one off-street parking space provided by a dropped kerb, leading to the side access where you will find the 33ft south-facing rear garden. A brick-built outbuilding in the garden is perfect for your storage needs.

Call today to book your viewing for this wonderful home!



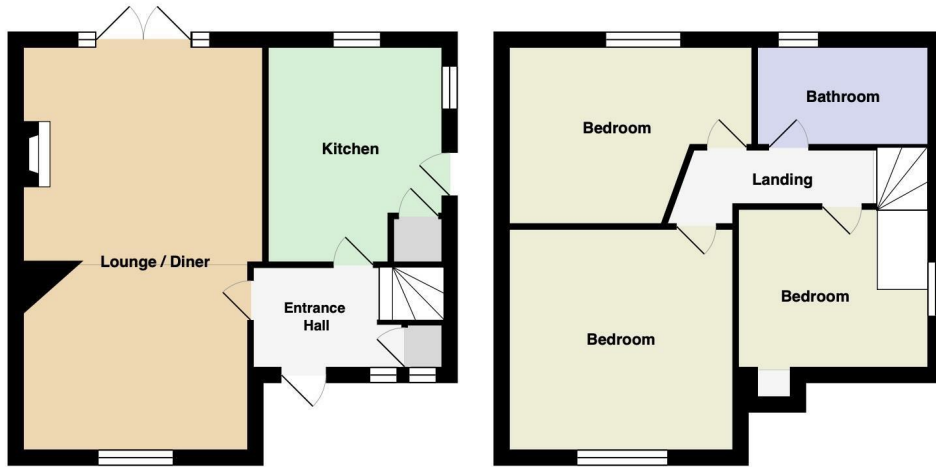
# 173 Crayford Way

£400,000 Freehold

- EASY ACCESS TO LONDON VIA CRAYFORD TRAIN STATION (ZONE 6)
- 786 SQUARE FEET OF INTERNAL LIVING SPACE
- 5G COVERAGE AND FIBRE OPTIC CONNECTIONS
- SHORT DRIVE TO THE A2 & M25, PROVIDING ACCESS TO LONDON AND KENT
- EPC RATING C
- ONE OFF-STREET PARKING SPACE
- SIDE ACCESS LEADING TO A SOUTH-FACING REAR GARDEN
- WALKING DISTANCE TO HABERDASHER ASKE'S ACADEMY & ST PAULINUS PRIMARY SCHOOL
- SIMILAR PROPERTIES REQUIRED
- COUNCIL TAX BAND D







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126 Crayford Road  
Crayford  
Kent  
DA1 4ES

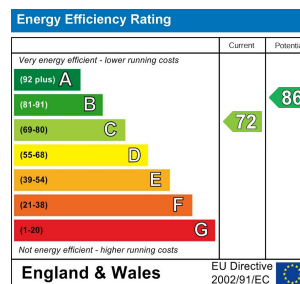
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**Council Tax Band: D**

**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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