



LIVERMORES
THE ESTATE AGENTS

3 Bedrooms

House - Terraced

Located in Crayford

£450,000



crayford@livermores.co.uk

www.company.co.uk

01322 550777



85 Bascombe Grove Braeburn Park

Crayford Kent DA1 3RH

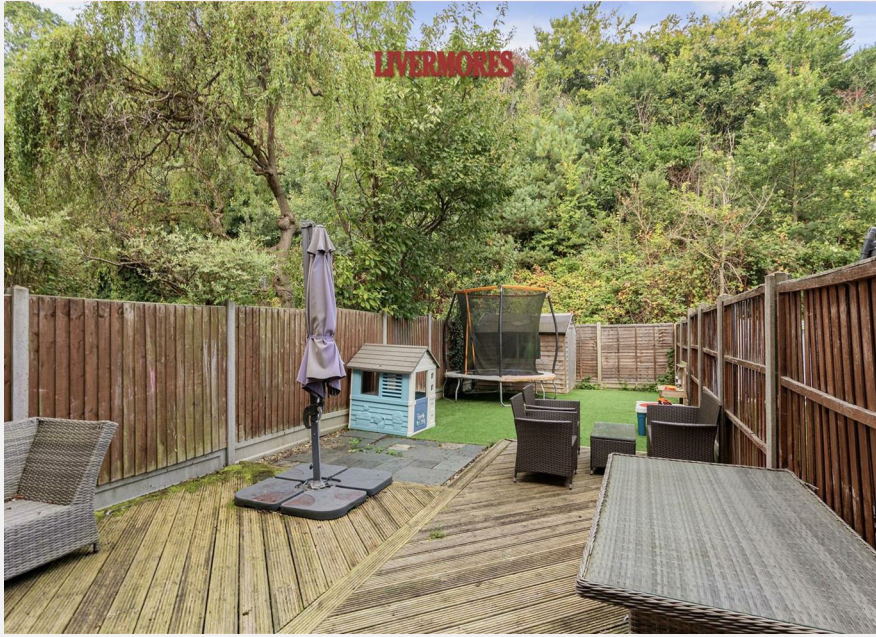


GUIDE PRICE £450,000 - £475,000 Situated in the sought-after Braeburn Park development of Crayford, this well-presented three-bedroom terraced townhouse on Bascombe Grove offers modern, versatile family living across three floors. The ground floor features a third bedroom, a convenient downstairs toilet, and access to a single garage.

The first floor boasts a contemporary kitchen/diner, filled with natural light, and a spacious reception room, serviced by the family bathroom. The second floor offers two generous bedrooms, including the master with an en-suite.

With 925 sq. ft. of living space, this property also benefits from off-street parking, a single garage, and a private garden with a decked seating area.

Local amenities include parks, shops, and restaurants in Crayford town centre, with excellent transport links from Crayford station providing direct access to Central London. The M25 and A2 are easily accessible, and there are several excellent local schools nearby.



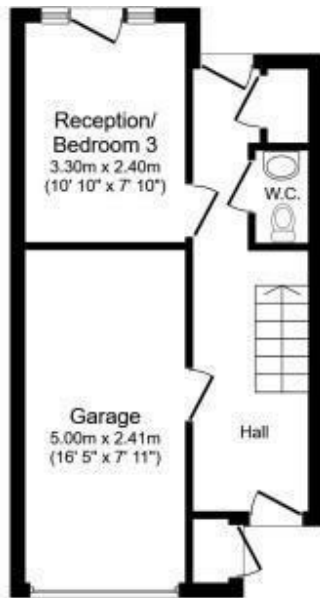
85 Bascombe Grove

£450,000 Freehold

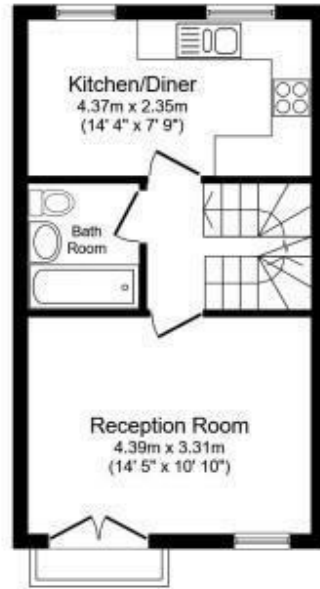
- GUIDE PRICE £450,000 - £475,000
- MASTER BEDROOM WITH EN-SUITE
- OFF-STREET PARKING AND SINGLE GARAGE
- WALKING DISTANCE TO CRAYFORD STATION, WITH EASY ACCESS TO M25 AND A2
- SIMILAR PROPERTIES REQUIRED
- SPACIOUS FIRST-FLOOR RECEPTION ROOM
- FAMILY BATHROOM AND DOWNSTAIRS TOILET
- 925 SQ. FT. ACROSS THREE FLOORS
- PRIVATE GARDEN WITH DECKED AREA
- EPC RATING C - COUNCIL TAX BAND D



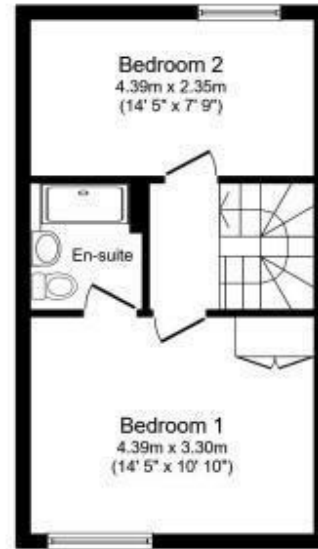




Ground Floor



First Floor



Second Floor

Total floor area 99.0 sq. m. (1,066 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Crayford
Kent
DA1 4ES

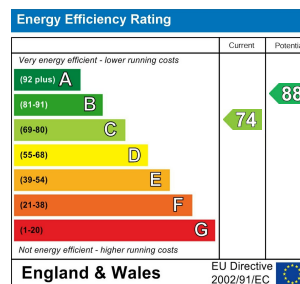
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Council Tax Band: D

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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