

LIVERMORES





Entrance porch
Fully enclosed.

Entrance hall
Entrance door, laminated flooring, radiator, cupboard housing plumbing for washing machine and storage.

Ground floor cloakroom
Comprising low level WC, wash hand basin, heated towel rail, tiled walls and flooring, double glazed window to side.

Reception room
6.62 x 5.97 (21'8" x 19'7")
2 double glazed windows to front, 3 radiators, carpet.

Dining room
4.29 x 3.16 (14'0" x 10'4")
Double glazed patio doors leading to the conservatory, radoator. carpet.

Conservatory
3.39 x 2.95 (11'1" x 9'8")
Doors to garden, radiator, tiled flooring.

Kitchen
3.30 x 3.28 (10'9" x 10'9")
Double glazed widow to rear, matching range of wall and base units, integrated double oven, hob, warming drawer, microwave, fridge/freezer and dishwasher, inset sink unit with mixer tap, radiator, door to garden.

Bedroom 1
4.10 x 3.44 (13'5" x 11'3")
Double glazed window to front, built in wardrobes and storage cupboard, radiator, carpet.

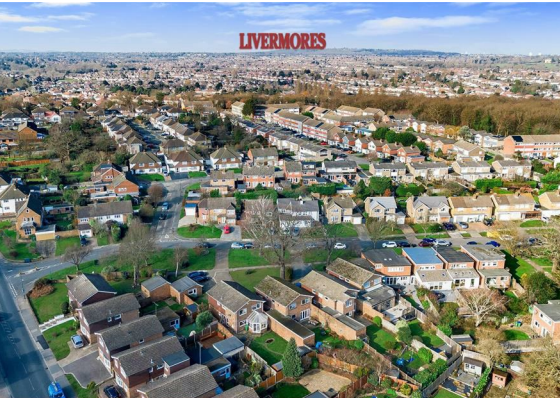
En-Suite bathroom
Comprising enclosed panelled bath with shower mixer attachment and screen, inset low level WC and wash hand basin, radiator, double glazed window to side.

Bedroom 2
3.38 x 3.34 (11'1" x 10'11")
Double glazed window to rear, built in wardrobes, radiator, carpet.

Bedroom 3
3.17 x 2.44 (10'4" x 8'0")
Double glazed window to rear, radiator, carpet.

Bedroom 4
3.53 x 2.39 (11'6" x 7'10")
Double glazed window to front, storage cupboard, radiator, carpet.

Shower room
2.56 x 1.73 (8'4" x 5'8")
Comprising double size cubicle, inset low level WC and wash hand basin, heated towel rail, tiled walls and flooring, double glazed window to side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Livermores The Estate Agents
126 Crayford Road, Crayford, Kent, DA1 4ES
01322 550777
crayford@livermores.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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.