LIVERMORES
THE ESTATE AGENTS

2 Bedrooms

House - Terraced

£340,000

Located in

Crayford



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# 78 Woodfall Drive

## Crayford DA1 4TR



GUIDE PRICE £340,000 to £360,000.... Situated in the desirable area of Crayford, this charming terraced house on Woodfall Drive offers a perfect blend of comfort and convenience. Built in 1986, the property boasts a well-designed layout that includes one inviting reception room, two spacious bedrooms, and a modern bathroom, with an allocated parking space, making it an ideal home for small families or professionals seeking a peaceful retreat.

The central location of this property is one of its standout features. Residents will appreciate being in a sought-after neighbourhood, with an array of shops and amenities just a stone's throw away. Whether you need to pick up groceries or enjoy a leisurely stroll through local parks, everything you need is within easy reach.

Transport links are also excellent, providing quick access to nearby areas and making commuting a breeze. This makes the property particularly appealing for those who travel for work or enjoy exploring the wider region.

The combination of its prime location, modern features, and welcoming atmosphere makes this terraced house a fantastic opportunity for anyone looking to settle in Crayford. Don't miss your chance to view this delightful property and envision your future in this lovely home.




SAMSUNG

# 78 Woodfall Drive

£340,000 Freehold







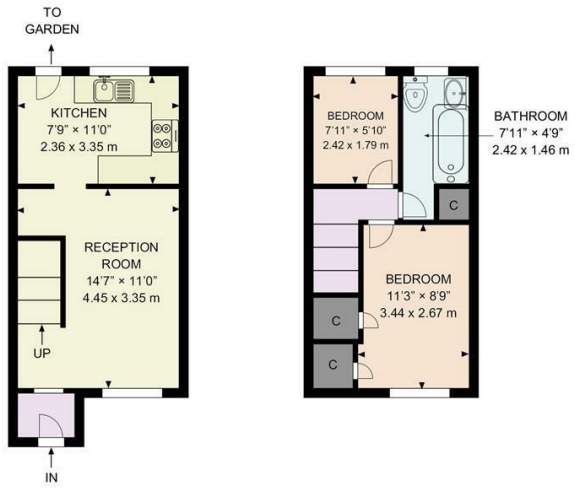


- GUIDE PRICE £340,000 TO £360,000
- WELL PRESENTED
- FIRST FLOOR BATHROOM
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUY
- 2 BEDROOM MID TERRACE
- GOOD SIZE RECEPTION ROOM
- LOW MAINTENCE GARDEN
- SOUGHT AFTER LOCATION
- EPC RATING C COUNCIL BAND TAX C





Approximate Gross Internal Area = 508 sq ft / 47.22 sq m
Ground Floor Area (260 sq ft / 24.11 sq m approx.)
First Floor Area (249 sq ft / 23.11 sq m approx.)




Ground Floor First Floor

WOODFALL DRIVE, CRAYFORD, DA1

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection searches, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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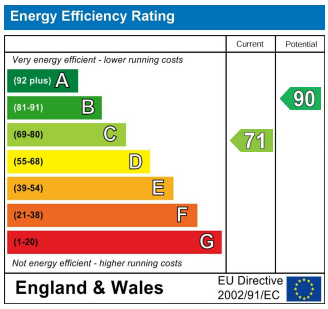
- Reduced headroom below 1.5m / 5'0

## Council Tax Band C

## Local Authority

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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