LIVERMORES
THE ESTATE AGENTS

2 Bedrooms

Flat

£260,000

Located in

Crayford



www.livermores.co.uk

134 Woodfall Drive

Crayford DA1 4TR



Nestled in the tranquil cul-de-sac of Woodfall Drive, Crayford, this charming flat offers A BRAND NEW 99 YEAR LEASE ON COMPLETION and a delightful blend of comfort and convenience. Spanning 527 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

The flat boasts a modern kitchen and bathroom suite, ensuring that you have all the contemporary amenities at your fingertips. The inviting reception room provides a perfect space for relaxation or entertaining guests, while the overall layout promotes a sense of openness and light.

One of the standout features of this property is its proximity to Crayford Station, which is situated in Zone 6, making commuting to London and beyond a breeze. Additionally, local bus services and a variety of amenities are just a stone's throw away, enhancing the convenience of daily living. For those who travel frequently, the A2, M25, and Dartford Crossing are easily accessible, providing excellent road links.

Off-street parking is also available, a valuable asset in this desirable area. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity to enjoy a comfortable lifestyle in a peaceful setting. Don't miss the chance to make this lovely property your new home.

134 Woodfall Drive

£260,000 Leasehold









- NEW 99 YEAR LEASE ON COMPLETION
- IMMACULATE PRESENTATION THROUGHOUT
- TWO BEDROOM, GROUND FLOOR FLAT
- QUIET CUL-DE-SAC LOCATION
- EPC RATING C
- OFF-STREET PARKING
- MODERN KITCHEN AND BATHROOM SUITE
- CONVENIENT FOR A2, M25 AND DARTFORD CROSSING
- CLOSE TO CRAYFORD STATION (ZONE 6), BUSES AND AMENITIES
- COUNCIL TAX BAND C



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.

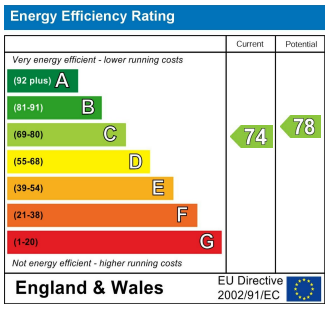
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- Reduced Headroom (RH) below 1.5m / 5'0

Council Tax Band C

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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