



Church Road, Swanscombe, DA10 0HF  
Guide price £280,000 Freehold

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The Homes Group are delighted to offer this beautifully presented bedroom Victorian Style terraced house located within close proximity of both Swanscombe and Ebbsfleet International Stations.

The accommodation comprises of a 25' living/dining room, a 13'10 x 7' modern fitted kitchen, a 12'2 x 10' main bedroom, an 11' x 9'1 second bedroom and an 8' x 7' dressing room which leads into the modern first floor bathroom.

There is a 35' rear garden and at the end of the garden is the 16'4 x 9' shed which has been used as a garage previously via the access road to the rear.

#### Enclosed Porch

#### Living/Dining Room

24'11" into bay x 12'2" (7.62m into bay x 3.71m)

#### Kitchen

13'10 x 7' (4.22m x 2.13m)

#### Landing

#### Bedroom One

12'2 x 10' (3.71m x 3.05m)

#### Bedroom Two

11' x 9'1 (3.35m x 2.77m)

#### Dressing Room

8' x 7' (2.44m x 2.13m)

#### First Floor Bathroom

7' x 5'10 (2.13m x 1.78m)

#### Rear Garden

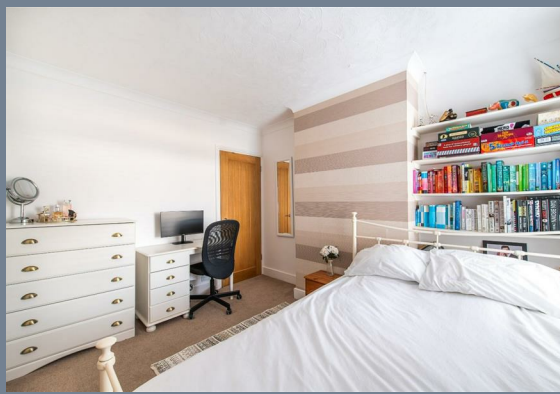
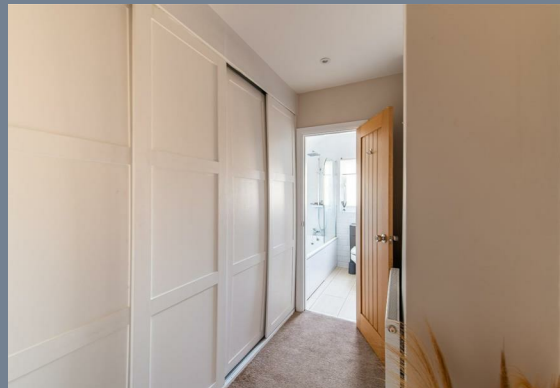
35' (10.67m)

#### Shed/Garage

16'4 x 9' (4.98m x 2.74m)

#### Tenure - Freehold

#### Council Tax - Band B









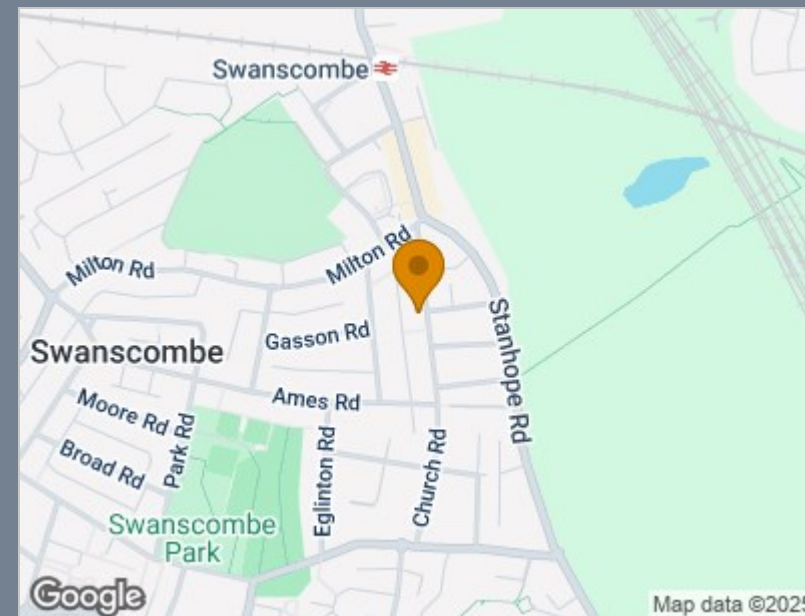
**Ground Floor**  
Approx. 35.7 sq. metres (384.6 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 72.9 sq. metres (784.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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