



Broad Road, Swanscombe, DA10 0DR  
Guide price £365,000 Freehold



The Homes Group are delighted to present to the market this three bedroom house with double garage to rear which is located within easy reach of local park, numerous schools and local shops. Accommodation includes 21' living/dining room, modern kitchen, conservatory, ground floor cloakroom/utility. On the first floor are the three bedrooms and bathroom. Externally there is a good-sized garden with path leading to the detached double garage plus a block paved front garden providing off road parking.

### Entrance Hall

### Living/Dining Room

21'2" x 13' narrowing to 11'5" (6.45m x 3.96m narrowing to 3.48m)

### Kitchen

7'9" x 7'2" (2.36m x 2.18m)

### Conservatory

13'4" x 7'7" (4.06m x 2.31m)

### Cloakroom/Utility

### Landing

### Bedroom One

12'1" x 11'11" (3.68m x 3.63m)

### Bedroom Two

11'10" x 8'11" (3.61m x 2.72m)

### Bedroom Three

8'10" x 7'9" (2.69m x 2.36m)

### Bathroom

### Garden

### Garage

18'5" x 14'9" (5.61m x 4.50m)

### Parking

### Tenure: Freehold

### Council Tax: Band B









Ground Floor



First Floor



Total area: approx. 89.8 sq. metres (966.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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