



Durrant Way, Swanscombe, DA10 0EP  
Guide price £300,000 - £325,000



Guide Price £300,000 - £325,000 A fantastic opportunity to purchase this well presented three bedroom end of terrace family home that is offered with no forward chain. The property has a good sized living/dining room, modern kitchen and utility room plus a large hallway which can be used as a study area. Upstairs are the three bedrooms and family bathroom. In the rear garden there is a brick-built workshop which could be turned into an office or hobby space and the front garden could be modified for off street parking (STPP).

**Entrance Hall**

16'6 x 5'3 (5.03m x 1.60m)

**Living Room**

22'5 x 13'1 (6.83m x 3.99m)

**Kitchen**

10'4 x 9'7 (3.15m x 2.92m)

**Utility Room**

5'10 x 4'4 (1.78m x 1.32m)

**Landing**

**Bedroom One**

13'1 x 10'5 (3.99m x 3.18m)

**Bedroom Two**

11'7 x 8' (3.53m x 2.44m)

**Bedroom Three**

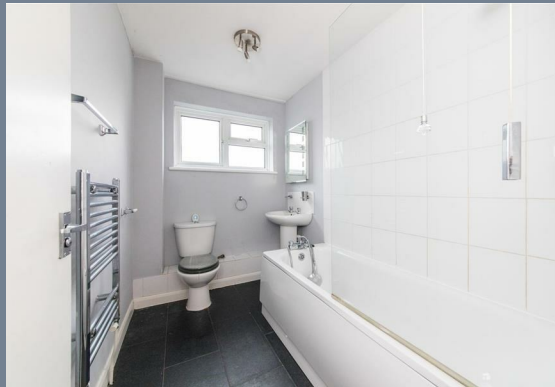
8'7 x 7'10 (2.62m x 2.39m)

**Bathroom**

8'4 x 5'7 (2.54m x 1.70m)

**Garden**

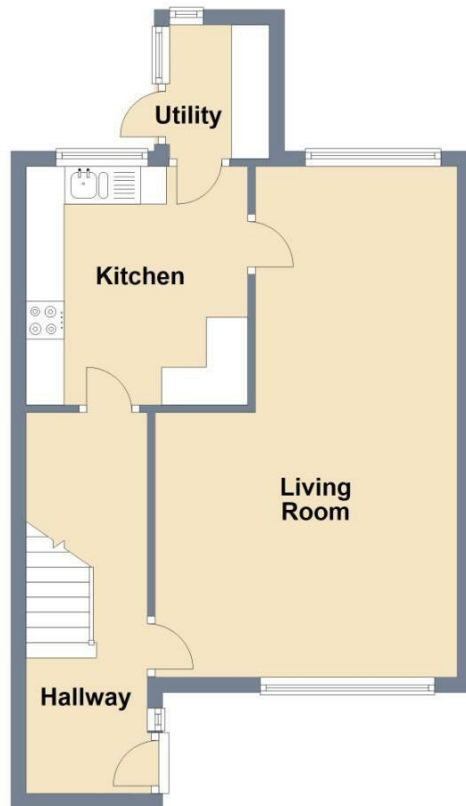
30' (9.14m)





### Upper Floor

Approx. 43.3 sq. metres (466.5 sq. feet)

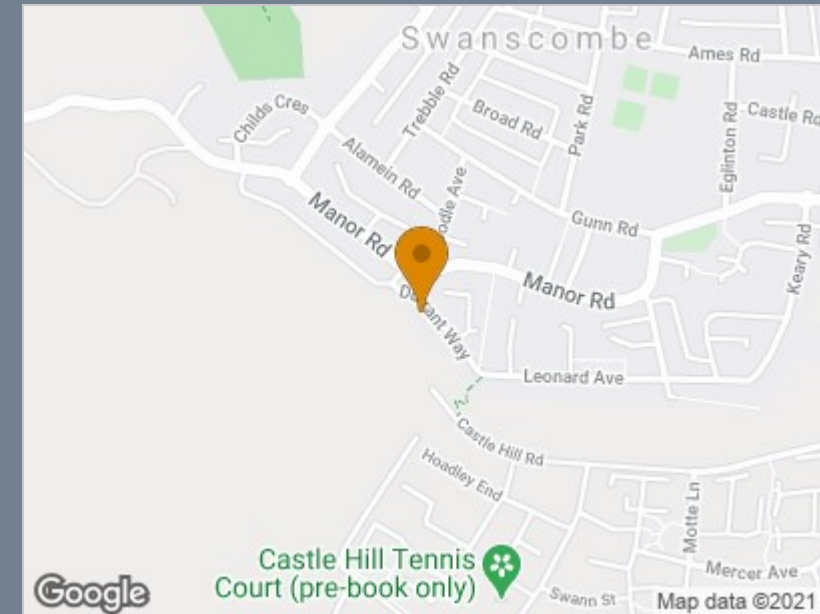


### First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 70                      |           |
| (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 our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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