



Forrest Shaw, Swanscombe, DA10 1AF

Guide price £375,000 - £400,000 Freehold

 3  2  1  B

Guide Price £375,000 - £400,000. The Homes Group are proud to present to the market this CHAIN FREE three bedroom semi-detached house set within the sought after Castle Hill development. Just a short walk from Cherry Orchard Primary School & local amenities such as shops, residents play areas and the beautiful Castle Hill Lake.

Accommodation includes, entrance hall, ground floor cloakroom, living room, kitchen/diner with doors to the garden plus three bedrooms, including a master with en-suite & family bathroom on the first floor. Externally there is a 32' rear garden and parking space to the front.

Please note the home is subject to a service charge, for the upkeep of the communal grounds & facilities. The service charge 1st April 2022 - 31st March 2023 was £363.03. Information of current charges to be confirmed by sellers solicitor.

Entrance Hall

Cloakroom

Living Room

14'4 x 12'3 (4.37m x 3.73m)

Kitchen/diner

15'5 x 8'11 (4.70m x 2.72m)

Landing

Master Bedroom

12'2 x 9'6 (3.71m x 2.90m)

En-Suite

6'4 x 5'3 (1.93m x 1.60m)

Bedroom Two

9'1 x 7'7 (2.77m x 2.31m)

Bedroom Three

7'8 x 5'11 (2.34m x 1.80m)

Bathroom

6'1 x 5'11 (1.85m x 1.80m)

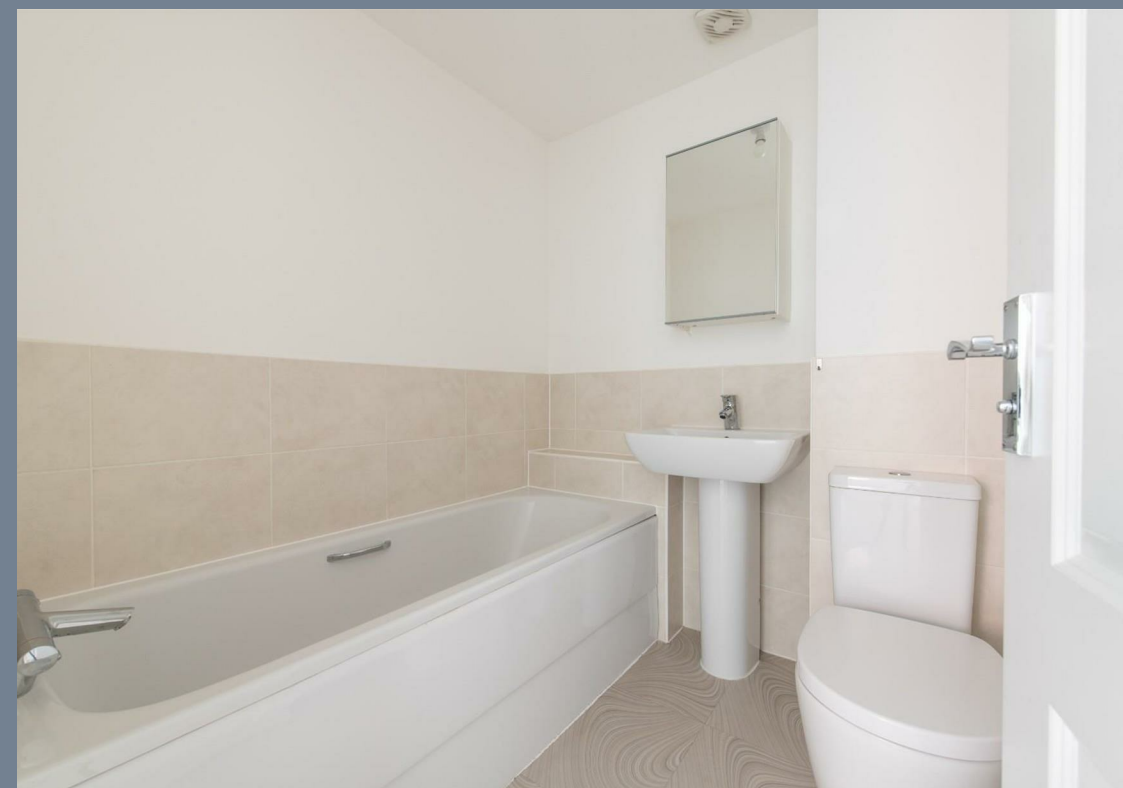
Garden

32' (9.75m)

Parking

Tenure - Freehold

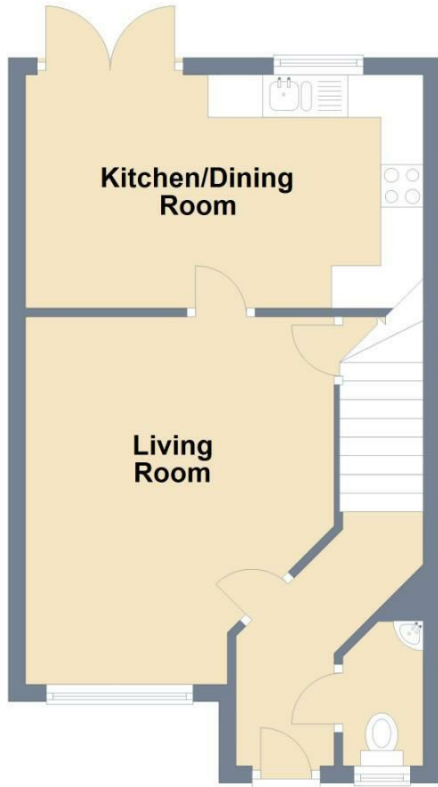
Council Tax - Band D





Ground Floor

Approx. 35.7 sq. metres (384.5 sq. feet)

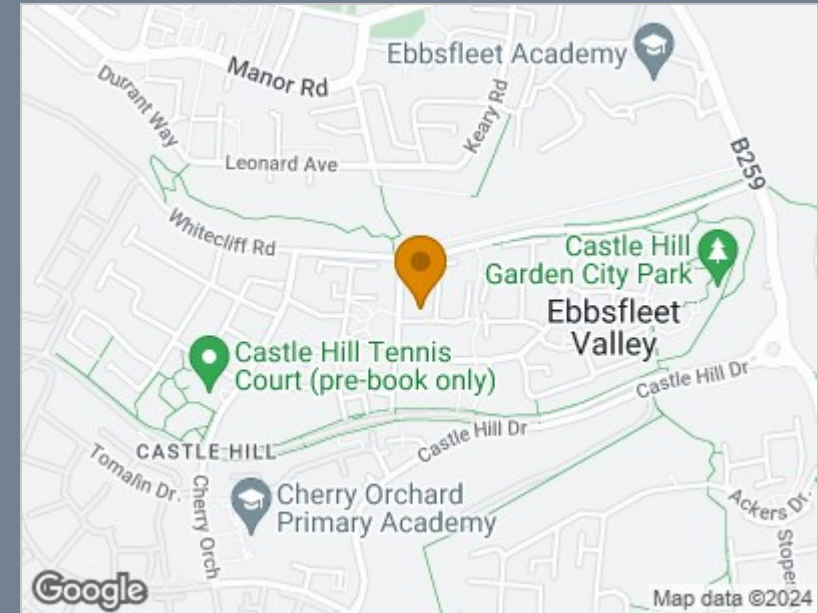


First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 69.3 sq. metres (746.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.