



Forrest Shaw, Swanscombe, DA10 1AF

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

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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)

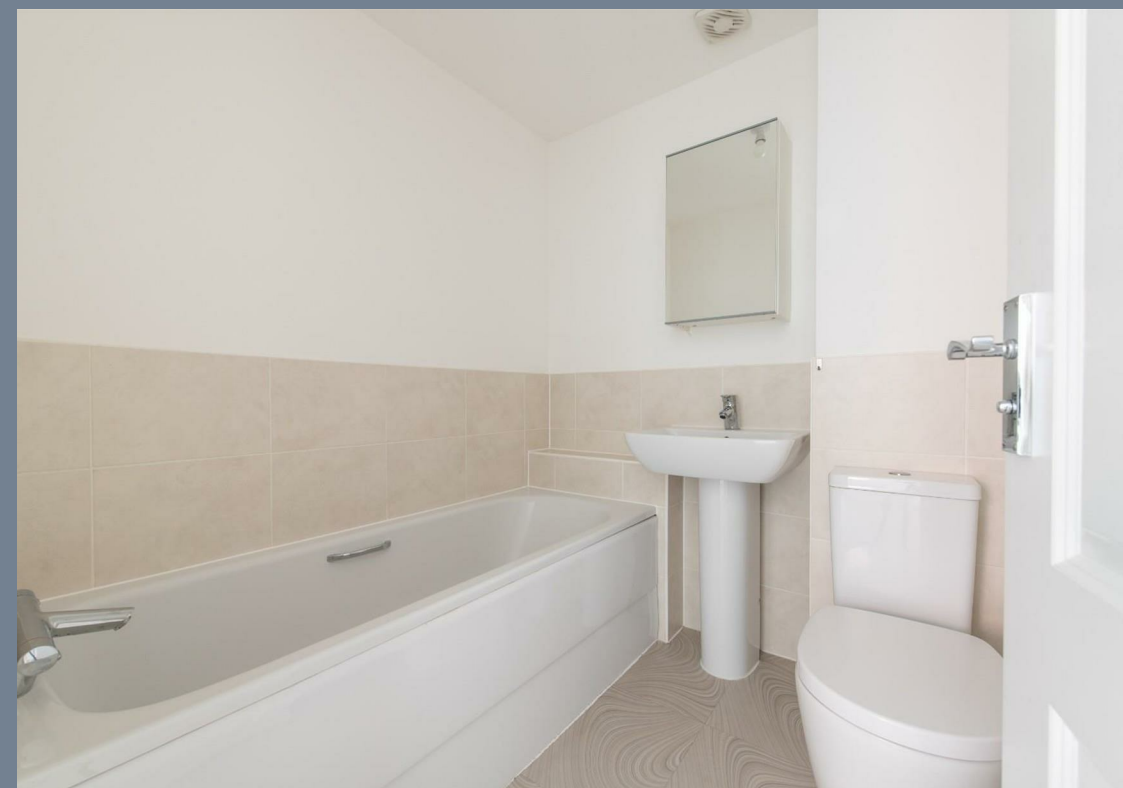
Garden

32' (9.75m)

Parking

Tenure - Freehold

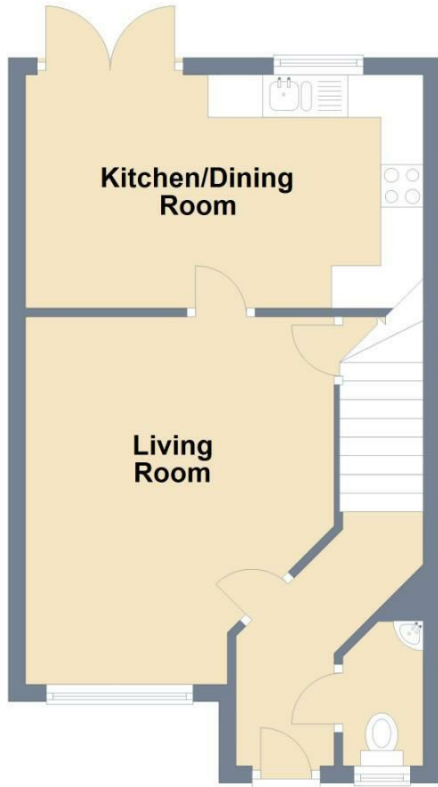
Council Tax - Band D





Ground Floor

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

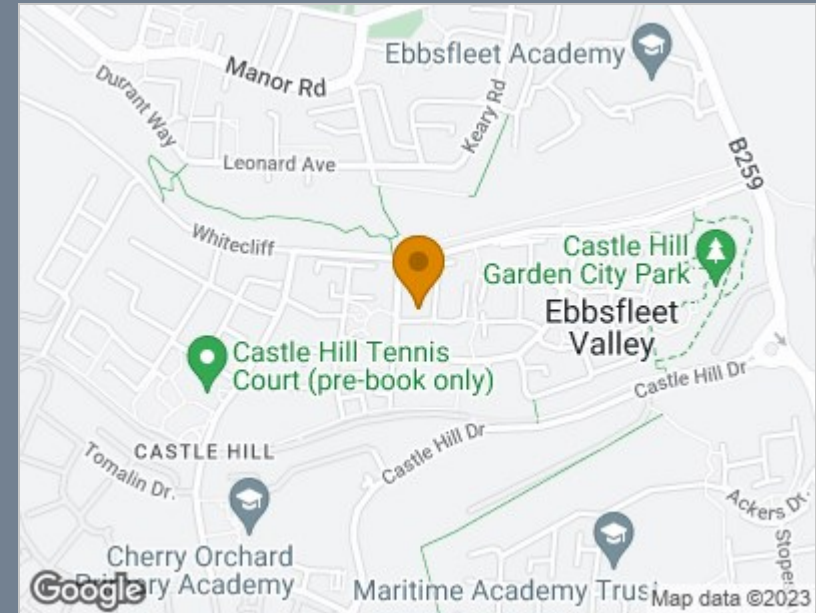


First Floor

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.

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