



Betsham Road, Swanscombe, DA10 0EU
Guide price £300,000

Guide Price £300,000 - £320,000 The Homes Group are delighted to present to the market this extended end of terrace house located within close proximity of education facilities and public transport. The home offers versatile accommodation with a 24' bedroom on the ground floor which could also make the perfect home office or kids playroom. There are two separate receptions, nice kitchen and ground floor bathroom benefitting from a modern contemporary style bathroom suite. On the first floor are two bedrooms, both with built-in storage cupboard. The rear garden offers two patio areas and lawn with the front garden fully block paved. In our opinion the house would make an ideal first home or investment purchase.



Living Room

12'045 x 10'500 (3.66m x 3.05m)

Dining Room

12'050 x 10'420 (3.66m x 3.05m)

Kitchen

9'975 x 7'620 (2.74m x 2.13m)

Lobby

Bathroom

Bedroom

24'0" x 6'11" at widest point (7.32m x 2.13m at widest point)

Landing

Bedroom

12'05 x 10'535 (3.78m x 3.05m)

Bedroom

12'100 x 10'390 (3.66m x 3.05m)

Front Garden

Rear Garden

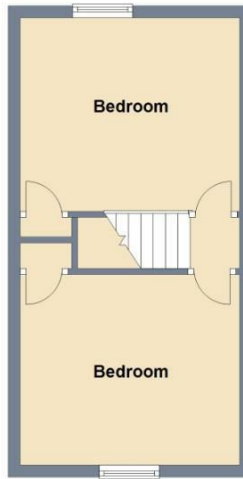




Ground Floor
Approx. 57.0 sq. metres (613.7 sq. feet)



First Floor
Approx. 27.3 sq. metres (294.0 sq. feet)



Total area: approx. 84.3 sq. metres (907.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(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 our The Homes Group Office on 01322 532 889 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.