



Eglinton Road, Swanscombe, DA10 0HS  
Guide price £290,000 - £310,000 Freehold



Guide Price £290,000 - £310,000. The Homes Group are delighted to offer to the market this two bedroom end of terrace house which benefits from two reception rooms, a delightful rear garden and two garages to the rear. The current owners have also obtained planning permission to extend the ground and first floor of the house to extend the kitchen and provide either a first floor bathroom or a third bedroom.

Planning permission has been granted in 2024 by Dartford Borough council for the following:-

Removal of existing lean-to and erection of a rear infill extension and first floor rear extension, alteration of existing ground floor rear projection and new window openings on flank elevation - see plans.

### Entrance Hall

### Dining Room

13'10" x 9'10" (4.22m x 3.00m)

### Living Room

12'10" into bay x 10'5" (3.91m into bay x 3.18m)

### Kitchen

9'2" x 7'1" (2.79m x 2.16m)

### Lobby

### Bathroom

### Lean-To

14' x 6' (4.27m x 1.83m)

### Landing

### Bedroom One

13'10" x 10' (4.22m x 3.05m)

### Bedroom Two

13'10" x 9'10" (4.22m x 3.00m)

### Garden

40' x 19' (12.19m x 5.79m)

### Garage

Tenure - Freehold

Council Tax - Band B





PROPOSED REAR ELEVATION      PROPOSED FRONT ELEVATION (NO CHANGE)      PROPOSED SIDE ELEVATION      PROPOSED BLOCK PLAN (NO CHANGE)

PROPOSED SIDE ELEVATION

PROPOSED GROUND FLOOR PLAN      PROPOSED FIRST FLOOR PLAN      PROPOSED ROOF PLAN

REV B: AMENDMENTS TO REAR INFILL 21.09.24  
 REV A: PLANNING APPLICATION 28.07.24

**WHITE PAGE DESIGNS**  
 PLANNING & BUILDING REGULATIONS

**PROPOSED PLANS & ELEVATIONS**

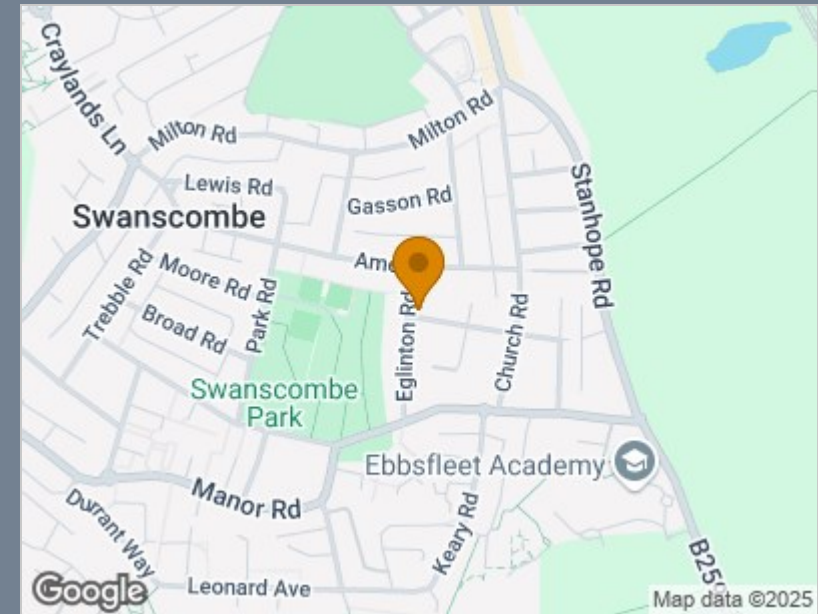
11 EGLINTON ROAD  
 SWANSCOMBE  
 DA10 0HS

PAGE SIZE: A2      DWG NO: 160/10  
 SCALE: 1:100 / 200  
 DATE: 29/07/24  
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0m      5m      10m



Total area: approx. 81.3 sq. metres (874.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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