



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

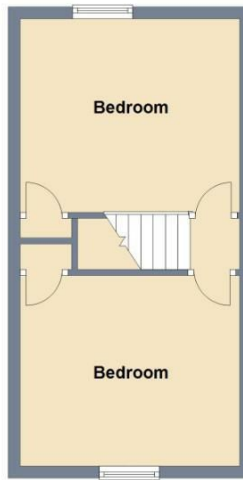




**Ground Floor**  
Approx. 57.0 sq. metres (613.7 sq. feet)



**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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>63</b>	
(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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