



Church Road | Swanscombe, Kent, DA10 0HP



Guide Price £280,000-£300,000

Freehold

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## Church Road, Swanscombe

A charming two-bedroom period property in close proximity to Swanscombe & Ebbsfleet stations, featuring two reception areas, sunroom, upstairs bathroom and a pretty rear garden with outbuilding/shed.

### Property Features

- Council Tax: B
- EPC Rating: D
- Two Bedroom Period House
- Two Reception Areas
- Conservatory/Sunroom
- First Floor Bathroom
- Recently Redecorated
- Close to Local Amenities
- Walking Distance from Ebbsfleet & Swanscombe Stations



## Interior

**Entrance Porch:** UPVC Double glazed door & window to front. Tiled floor.

**Lounge/Diner:** 7.14m x 4.06m (23'5" x 13'4") Double glazed door to porch. Double glazed window to front. Double glazed patio doors to conservatory. Laminate flooring. Two radiators. Stairs to first floor.

**Kitchen:** 2.87m x 1.83m (9'5" x 6') Double glazed window to side. Double glazed door to rear. Tiled walls & floor. Range of matching wall and base units with work surfaces over. Sink unit. Plumbed for washing machine. Space for fridge freezer. Electric double oven with gas hob. Storage cupboard housing boiler. Radiator.

**Conservatory:** 2.64m x 1.85m (8'8" x 6'1") Double glazed patio doors to rear. Radiator. Tiled floor. Plumbed for washing machine.

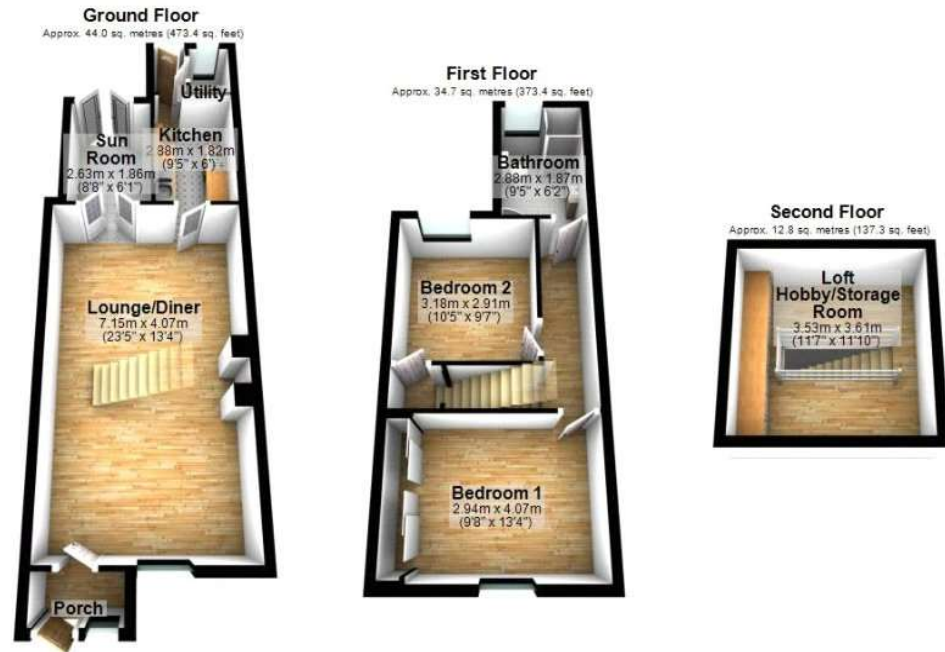
**Landing:** Carpet.

**Bedroom One:** 4.06m x 2.97m (13'4" x 9'9") Double glazed window to front. Built in wardrobe. Carpet. Radiator.

**Bedroom Two:** 3.18m x 2.92m (10'5" x 9'7") Double glazed window to rear. Carpet. Radiator. Staircase to loft room.

**Bathroom:** 2.87m x 1.88m (9'5" x 6'2") Frosted double glazed window to rear. Panelled corner bath with shower over. Wash hand basin. Low level WC. Shower cubicle. Two radiators. Vinyl flooring. Tiled walls.

**Loft/Hobby/Storage Room** 3.6m x 3.53m (11'10" x 11'7") Carpet. Light. Storage cupboards.



Produced by The Energy Council (All Rights Reserved) The image is to demonstrate the layout of the referred property. Although all efforts have been made to resemble the layout guide accurately, there is no guarantee of accuracy and is not of architect standards.  
Plan produced using PlanUp.





## Property Location

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## Additional Information

The property measures 69 Square metres.

The boiler is located in the storage cupboard in the kitchen (Installed 2021).

## Exterior

Front: Gate. Path.

Rear Garden: Approx. 45'. Astro Turf. Patio. Fenced.

Shed/Out Building with power. Outside light & tap.

FOR MORE INFORMATION  
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