

GROUND FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.9 SQ.M.)

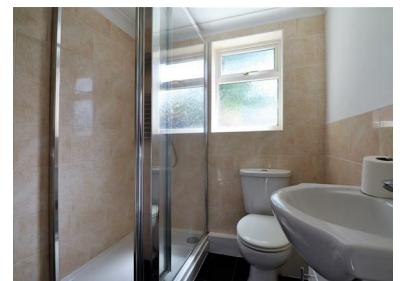
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



THE GROVE SWANSCOMBE

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45 High Street, Swanscombe, Kent, DA10 0AG

Anthony Martin
Estate Agents

01322 473355
swanscombe@anthonymartin.co.uk
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



This CHAIN FREE Victorian terrace cottage comprises of two reception room with a feature fireplace which will offer you the flexibility needed by today's modern family. This then leads you to the modern kitchen with ample storage and built in appliances, so cooking will be easy for everyone. The modern shower room is located off the rear lobby and there is also access to the large private rear garden. The first floor landing allows access to both sizeable double bedrooms. Externally the rear garden is mainly laid to lawn and benefits from a garage to the rear with the addition of a home office space for those working from home. The garden is a sunny spot to enjoy and entertain with friends and family. Beautifully presented by the current owners and would make a great first home.

The property is located within walking distance to Swanscombe, Ebbsfleet International train station and Swanscombe village, which offers three local public houses and all are very welcoming. The property is also near to a local leisure centre and two good parks. Close by are many good primary and secondary schools, so education is covered for all ages. Near to Bluewater Shopping Centre which is filled with many shops, restaurants and entertainment for everyone and you will be well connected to the major road networks.

Please call Anthony Martin Estate Agents now to arrange a viewing. EPC rating E.

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

THE GROVE

SWANSCOMBE

- Victorian Terrace House
- Two Reception Rooms
- Two Double Bedrooms
- Modern Kitchen
- Downstairs Bathroom
- Garage To Rear
- Walking to Two Stations
- Close To Amenities
- Near To Recreation Park
- EPC Rating D

