



BUTCHER WALK

SWANSCOMBE

£1,250

Butcher Walk

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Internally on the ground floor, the storm porch and entrance hall leads you to the generous kitchen and a separate utility room, with plenty of storage and room for appliances. Also off the hallway, is the large lounge with ample room for everyone to relax and enjoy. This leads you to the dining room and conservatory beyond with access to the rear garden. The first floor landing leads you to three generously sized double bedrooms and the modern family bathroom. Lastly on the top floor there is a large master suite with a private en-suite shower room. This family home offers great flexibility with the layout being spread over three floors. Externally the abode boasts a rear courtyard garden and a garage with a driveway for one car, in front.

Located within Swanscombe village, with lots of local amenities nearby. Two train stations are within walking distance away from the home, making this property a fantastic purchase for commuters or someone looking for their first home. The M25 / A2 has great links to all major road networks locally. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and has many restaurants to keep you busy. All of which, are only a 10 minutes drive away. Ebbsfleet International Train Station is 5 minutes drive and allows access to the buzz of London in 19 minutes, or Paris within 2 hours.

For more information, please call Anthony Martin Estate Agents today. EPC Rating D

SUMMARY OF ACCOMMODATION

Ground Floor

Storm Porch

Entrance Hall

Lounge

Dining Room

Kitchen

Utility Room

Conservatory

First Floor

Landing

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Second Floor

Landing

Bedroom 1

En-Suite Shower Room

Externally

Front Garden

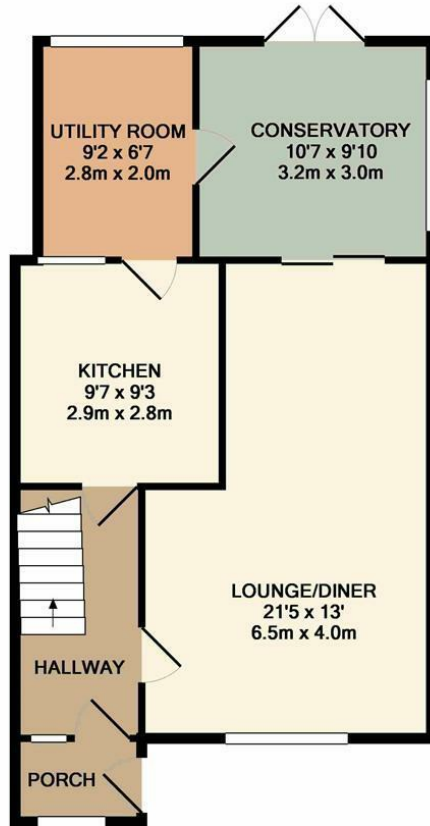
Rear Garden

Garage

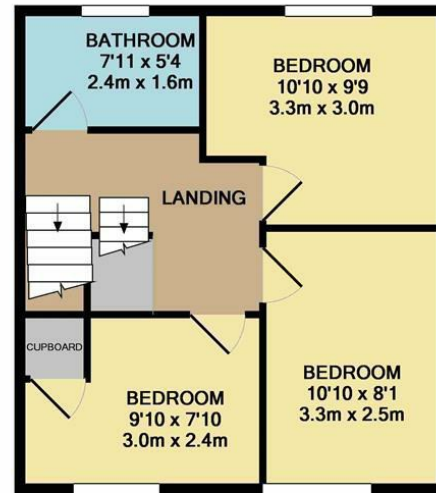
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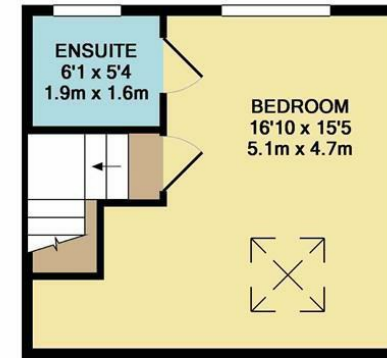
APPROX. GROSS INTERNAL FLOOR AREA sq ft



GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 258 SQ.FT.
(24.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 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	Environmental Impact (CO ₂) Rating	Current	Potential
Very efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			102 plus A		
B			81-101 B		
C			62-80 C		
D			45-61 D		
E			29-44 E		
F			13-28 F		
G			1-12 G		
Very inefficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
gland & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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