



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.  
These measurements are for information only and do not constitute any part of an offer or contract. All dimensions are approximate and should be checked by the prospective purchaser. The layout, fixtures and appliances shown have not been tested and no warranty is given for their operation or condition.



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Offers In Excess Of  
 £270,000**

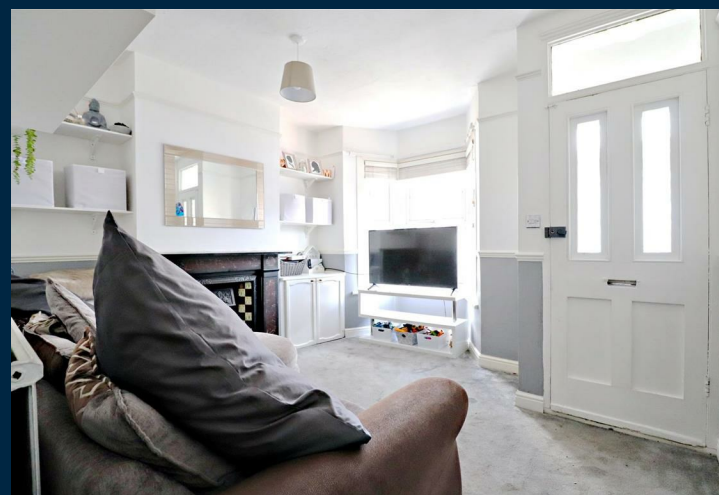
## Church Road Swanscombe

This Victorian terrace cottage comprises of two spacious reception rooms with a feature fireplace and these lead you to the cosy, yet modern kitchen with ample storage and built in appliances. The first floor landing allows access to both sizeable double bedrooms. The modern bathroom is located off the a bedroom and boasts plenty of room for today's modern family. Externally the rear garden is mainly laid to lawn with space to the rear for parking and 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 stations.

Swanscombe village offers three local public houses which are all very welcoming. The property is also near to a local leisure centre and two good parks. Near by are many good primary schools and Ebbsfleet Academy Secondary School, so education is covered for all ages. Only a short drive and you can be enjoying Bluewater Shopping Centre which is filled with shops, restaurants and entertainment for everyone. Near to the A2/M2 and M25 means this home is well connected to the major road networks.

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



- Victorian End Of Terrace
- Two Reception Rooms
- Two Double Bedrooms
- Upstairs Bathroom And Downstairs W/C
- Parking To Rear
- Spacious Private Rear Garden
- Beautifully Presented Throughout
- Walking To Two Stations
- Close To Schools And Amenities
- EPC Rating F

