

# Anthony Martin

Estate Agents



## In Brief

- BRAND NEW HOUSE
- DETACHED
- OFF STREET PARKING FOR 3 CARS
- STUNNING REAR GARDEN
- MODERN FINISH
- AVAILABLE NOW
- CALL TODAY



£1,395

Milton Road, Swanscombe DA10 0LX

# The owner's secret...



## Why you'll like it...

**\*SIMPLY STUNNING\*** Anthony Martin Estate Agents are delighted to market **TO LET** this **BRAND NEW** 3 Bedroom detached house which is available for immediate occupation.

The dwelling itself is stunning inside. Downstairs benefits from having a fully fitted kitchen with integrated appliances, as well as a lot of work space for cooking up a storm in. There is also a small study, as well as a W/C and the beautiful living room, with patio doors leading on to the garden which is low maintenance.

Upstairs benefits from having 3 bedrooms, 2 of which are doubles, and the master bedrooms boasts the ever handy en-suite. There is also a family bathroom with both a bath and separate shower respectively.

This property is truly not to be missed, please call us today to book your internal viewing on 01322 47 33 55 (opt 2)



# Your new home...

ENTRANCE HALL

KITCHEN

LIVING ROOM

STUDY

LANDING

BEDROOM 1

EN-SUITE

BEDROOM 2

BEDROOM 3





CLOSE TO HOME

TAKE SOME NOTES.....

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

READY TO MAKE YOUR PURCHASE?

WHY NOT TALK TO US ABOUT OUR  
MORTGAGE SERVICE AND OUR HIGHLY  
RECOMMENDED SOLICITORS



PROFESSIONAL PHOTOGRAPHY FREE FOR OUR VENDORS

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.

Anthony Martin 40 High Street, Swanscombe, DA10 0AB

Visit us - [www.anthonymartin.co.uk](http://www.anthonymartin.co.uk) - [www.anthonymartin.tv](http://www.anthonymartin.tv)  
Contact us - 01322 47 33 55 - [swanscombe@anthonymartin.co.uk](mailto:swanscombe@anthonymartin.co.uk)