



TOTAL FLOOR AREA: 1160 sq ft. (107.7 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, specifications and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 More web images 10262



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
£325,000

Broomfield Road Swanscombe

***** SOLD BY ANTHONY MARTIN. SIMILAR PROPERTIES WANTED *****

Anthony Martin presents this immaculate CHAIN FREE Victorian semi-detached house which is located in a quiet cul de sac by Broomfield Park and is walking distance to Ebbsfleet International and Swanscombe train stations.

Boasting two large reception rooms offering you the flexibility needed for today's modern family which can be accessed via an entrance porch. To the rear is a brand new kitchen and a separate lean to utility room. Whilst on the first floor the landing leads onto two large double bedrooms and a modern bathroom with a separate shower cubicle. The second floor offers a spacious master bedroom and large dressing room / storage cupboard built in. The 80ft rear garden is mainly laid to lawn with a hardstanding to the rear and it is the perfect spot to entertain with friends and family. The garage to the rear keeps your vehicle safe and secure.

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 awaited.



- **Period Semi Detached Home**
- **Three Double Bedrooms**
- **Upstairs Bathroom**
- **Two Reception Rooms**
- **Well Presented Over Three Floors**
- **Garage To Rear**
- **Close To Broomfield Park**
- **Walking To Station And Buses**
- **Good Schools Nearby**
- **EPC Rating E (since had improvements)**

