

TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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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 The Region Of
£350,000

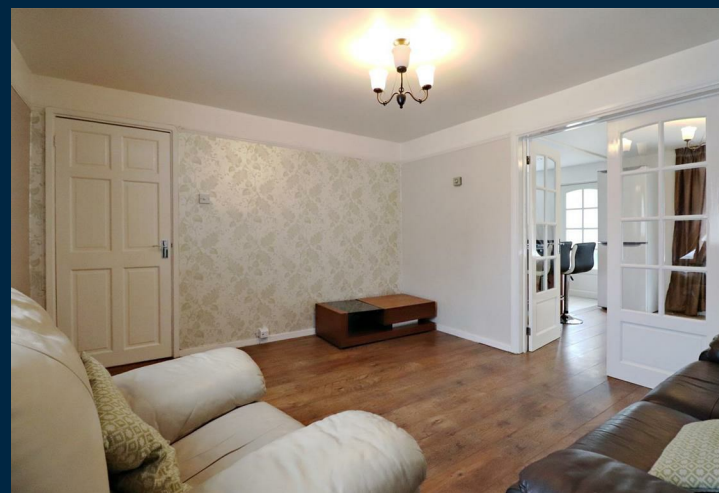
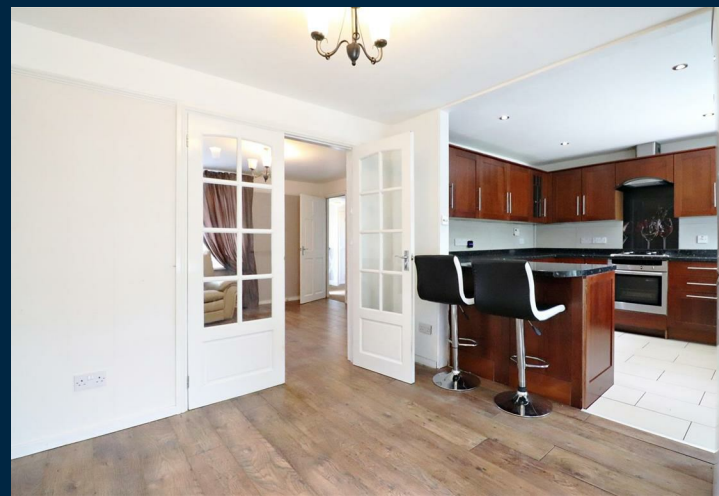
Leonard Avenue Swanscombe

Located under a mile to TWO TRAIN STATIONS, is this amazing end of terrace family home.

This home benefits from a spacious entrance hall, that leads onto a generous lounge and a separate kitchen / dining room with patio doors leading you to the beautiful rear garden. The modern kitchen has space for appliances and ample storage as well as a separate area for dining. Whilst the first floor landing offers you three sizeable bedrooms and a modern family bathroom. Externally the rear garden benefits from the added luxury of a summer house and a workshop. This home really offers all the extras today's modern family would like and the garden is a lovely space for the whole family to relax and entertain. There is potential for a driveway to the front SFTP.

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 D.



- End Of Terrace Family Home
- Three Generous Bedrooms
- Modern Upstairs Family Bathroom
- Two Reception Rooms
- Large Rear Garden
- Summer House And Workshop
- Potential For OSP To Front
- Near Two Stations
- Good Schools Nearby
- EPC Rating D

