

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		85
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



## CRAYLANDS LANE SWANSCOMBE

Offers In The Region Of £260,000



**rightmove.co.uk**  
The UK's number one property website

**Zoopla.co.uk**

**PrimeLocation.com**

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45 High Street, Swanscombe, Kent, DA10 0AG

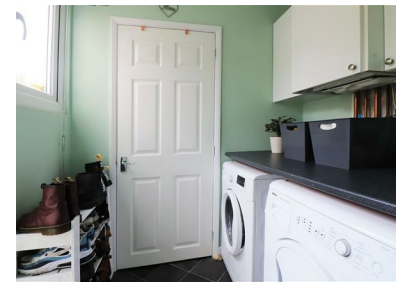
**Anthony Martin**  
Estate Agents

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





Are You Looking For A Charming Victoria Home With Parking To The Rear? Then This Home Could Be For You.

The abode on the ground floor benefits from having a lounge with a feature fireplace and this leads onto a contemporary 12'7 x 11'7 kitchen / dining room and then follows onto a lobby area and a modern bathroom. With the lobby allowing access to a secluded and well maintained 33' rear garden with a 17'4 x 8'2 detached garage at the end with good vehicular access. Whilst on the first floor off the landing are two double sized bedrooms. The property also benefits from being fully double glazed and gas centrally heated throughout.

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 E.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## CRAYLANDS LANE

SWANSCOMBE

- Victorian Terrace House
- Two Double Bedrooms
- One Reception Room
- Downstairs Bathroom
- Separate Utility Room
- 17'4 x 8'2 Detached Garage To Rear
- Fully DG & GCH Throughout
- Near Ebbsfleet International & Swanscombe Stations
- Near Craylands & Manor Community Primary Schools
- Near Bluewater & Dartford Crossing

