

**For Sale: Church Road DA10**  
**3 Bedroom Terrace House**  
**Price: £260,000.00**

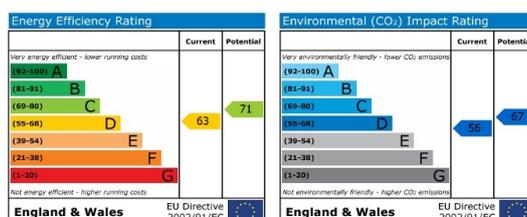


Estates Ltd

Property Sales and Management



**For Sale**  
**Church Road**  
**Price: £260,000.00**



**E & C Estates: are proud to present this  
 3 Bedroom House In Swanscombe**

**Viewing by appointment only  
 E & C Estates  
 Tel: 01322 227 528  
 57 Hythe Street, Dartford, DA1 1BG**

## **\*\*\*3 Bedroom Terrace House For Sale\*\*\***

### **Tenure:Freehold**

E & C Estates Ltd presents onto the sale market with no chain this spacious 3 bedroom bay fronted terrace house located in the heart of Swanscombe DA10 and 0.2 miles from Swanscombe Train Station. This well presented family house offers 3 good size bedrooms, 2 reception rooms, 3 piece family bathroom on the ground floor, fully fitted kitchen, private rear garden, spacious loft space with wood flooring and a spacious detached garage with rear access for off street parking. There is also the added bonus of Swanscombe high street round the corner and Ebbsfleet International Rail Station a short walk from the property.

Through the main front door there is a tiled porch area that leads into the first reception room and a hallway leading to second reception room, the fully fitted kitchen leads on from the second reception room and has access via spacious utility ares to the 50ft rear garden.

This well presented family home is suitable for First time buyers, Investors and Families. Immediate viewing is highly recommended.

Measurements:

### **Ground Floor**

Reception-1: 12'5" x 10'2"(3.79m x 3.11m)

Reception-2: 12'5" x 11' 3"(3.79m x 3.42m)

Kitchen: 13'10" x 7'2"(4.20m x 2.19m)

Bathroom: 7'2" x 5'7"(2.19m x 1.71m)

Conservatory: 13'4" x 4'1"(4.05m x 1.25m)

### **First Floor**

Bedroom-1: 12'5" x 10'2"(3.79m x 3.11m)

Bedroom-2: 12'5" x 11'3"(3.79 x 3.42m)

Bedroom-3 13'10" x 7'2"(4.20m x 2.19m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.