

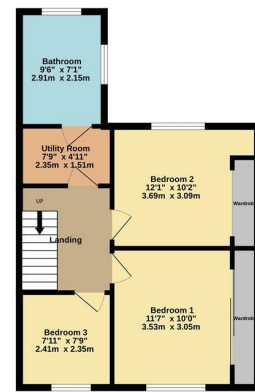
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



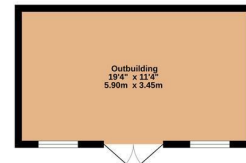
Ground Floor
521 sq.ft. (48.4 sq.m.) approx.



1st Floor
499 sq.ft. (46.3 sq.m.) approx.



Ground Floor
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Moneypix (12/20)



GASSON ROAD
SWANSCOMBE DA10 0HX

Guide price £400,000



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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.





£400,000-£425,000

The Perfect First-Time Buy – Stylish, Spacious & Packed with Potential

If you're searching for the ultimate first home, this beautifully presented large three-bedroom terraced house in Swanscombe could be exactly what you've been waiting for.

Presented in immaculate condition throughout, this superb home offers generous proportions, stylish interiors and exciting future potential, making it arguably one of the best opportunities currently available for first-time buyers.

The ground floor features a spacious through lounge, creating a bright and versatile living and entertaining space, alongside the added convenience of a downstairs WC. Upstairs, the property continues to impress with three well-sized bedrooms, a large family bathroom, and the rare bonus of an upstairs utility room, adding everyday practicality.

Externally, the home is just as impressive. The immaculately maintained rear garden provides a perfect outdoor retreat, while the standout beautiful garden cabin offers a fantastic additional space ideal for working from home, relaxing or entertaining. Rear access adds even further convenience. To the front, there is off-street parking for two vehicles.

For buyers looking to add even more value, the property also benefits from planning permission already granted for a single-storey rear extension, allowing you to grow into the home in years to come.

Location is another major plus — ideally positioned close to well-regarded local schools and within easy reach of Ebbsfleet International railway station, offering exceptional links for commuters.

A stylish, move-in ready home with space, convenience and future potential — this is one not to be missed. Early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

GASSON ROAD

SWANSCOMBE DA10 0HX

- 3 BEDROOM FAMILY HOME
- DOWNSTAIRS WC AND LARGE UPSTAIRS BATHROOM
- UTILITY ROOM ON THE 1ST FLOOR FOR CONVENIENCE
- PLANNING PERMISSION GRANTED FOR A SINGLE STOREY EXTENSION- REF 25/01021/FUL
- PARKING ON THE FRONT FOR 2 VEHICLES
- IMMACULATE GARDEN AND BEAUTIFUL CABIN TO THE REAR
- EPC C
- 1239 SQ FT
- COUNCIL TAX BAND B

